

MEADOWMONT PROPERTY OWNERS ASSOCIATION

MINUES OF THE ANNUAL MEETING

Saturday, July 11, 2015

Approved August 11, 2015

I. Call to Order:

The meeting was called to order at 11:00 a.m. by President Don Cooper.
Present: Don Cooper; Dick Brockett; Dave Gallagher, Sr.; Paul Gonzales;
Jill Micheau; Managers Jalyne & Ward Redman.

II. Board Introductions were made by President Don Cooper.

III. Board Reports:

President Don Cooper welcomed the members, briefly recapped Board activities and noted that emphasis has been placed on fire prevention. He also encouraged members to have visible street address markers.

Secretary/Treasurer Dick Brockett gave the financial update. Of 1,421 lots in MPOA, 927 are now paid members. 961 are mandatory members as property purchased after 1996 (October) required membership. There are 460 voluntary members; payment of dues is progressing well. MPOA's financials are solid; MPOA is "not broke". Dick also expressed an apology to the who received the email-blast concerning the Annual Members Meeting. It was his intent to not have emails and names visible, but due to a technical issue, they did appear. He plans to have the issue resolved prior to the next email-blast of MPOA information.

IV. Board Presentations ~ Certificate of Appreciation for VIP's

Due to lack of signatures, the Certificates will be passed out at the August, regularly scheduled meeting.

V. Open Forum

A question and answer session took place. Focus was on the drought, the impact of lack of water on the forest and fire prevention. It was noted that the VIP program is run by volunteers who help Cal Fire; Cal Fire is responsible for enforcement not the VIP's.

- VI. Presentation: Water Conservation Status & Restrictions ~ Joel Metzger**
Joel Metzger briefed the membership on the status of the drought in Calaveras County. He serves as the CCWD Public Spokesperson. White Pines Lake is part of CCWD's holdings and is the water source for Sheep Ranch. It will drop substantially over this summer due to State requirements for minimum fish flows. This is the 4th year of the drought and the State is taking it very seriously, implementing mandatory conservation requirements. CCWD is responding to these mandatory restrictions. It is a bad situation for water as there was minimal snow this past winter. If the area has another year like these past four years it will be very difficult. The Ebbetts Pass area is served by Spicer/Stanislaus River which is a positive; however, other groups have interests in these sources and all are taking water from them. The good news is CCWD serves 6 areas and locally over 30% water use reduction has been achieved when compared to a 2013 baseline. Ebbetts Pass had a great June and May received 7 inches of rain which was good for the conifers in the area. The water year is measured from June to February; if little rain/snow is received we may get additional restrictions. The Stanislaus is the most reliable source; may need to truck water to other areas. **GENERAL INFORMATION OF INTEREST:** Our area has achieved 40% conservation in June; exceeded State requirements. The average household uses 187 gallons of water a day. Initial restrictions did not recognize tourist impact on water use. CCWD did a study of that impact which helped the area with regards to State requirements. The area is not penalized for leaks, firefighting use, etc. CCWD has set up a capital R&R program to replace old pipes; currently, the 50 year old pipe that runs from CDF to Sawmill is being replaced. It is a high pressure, vital line. Monies for these upgrades will come from the CCWD fee structure. **CONSERVATION:** Now at stage 3.5 conservation; don't water during the heat of the day; use drip irrigation and deep water irrigation to preserve trees. Conifers, if at all watered, should be dripped irrigated at limb line, not at base as roots pick up water from directly under the edge of the branches. There is free water conservation equipment available at ACE Hardware; most common source of leaks is toilets; can check this with food coloring. If color is added to tank and appears in the bowl, there is a leak.
- VII. Presentation: Fire Prevention/Fire Wise Report ~ Jill Micheau**
Jill Micheau gave a brief update on the VIP Program and MPOA's plans for future fire prevention work. This year, MPOA recruited more VIP volunteers,

participated in the training and were able to do a lot of inspections. MPOA's Board is looking at the Fire Wise Recognition process (currently being targeted by Blue Lake Springs). Jill passed out a form requesting feedback on the amount that individual property owners had spent on fire prevention work. These monies may be used for a FireWise Community Grant Application where MPOA gets credit. There may be grant money available which may be used for fire safety/prevention projects for the subdivision. She has been working with Blue Lake Springs and is learning more about the Fire Wise Community Process and the grant application process. If MPOA is certified by Fire Wise it could help bring back property insurance companies and/or help lower rates. More information as it becomes available will be posted to the MPOA website.

VIII. Adjournment took place at 11:50 a.m. A BBQ followed.

Respectfully submitted,
Jalynne Redman, MPOA Manager