



**CONTINUANCE OF
ANNUAL MEETING FOR ELECTION OF BOARD MEMBERS
AGENDA**
January 25, 2023 – 3:00 P.M.
Via Teleconference**

- I. Establish Quorum & Call Meeting to Order**
- II. Approve Minutes of the 2021 Annual Meeting**
- III. Questions & Answers**
- IV. Election Results**
- V. Adjourn Annual Meeting to Board of Directors Meeting**

****if you wish to attend the Annual Meeting via teleconference (either via computer or phone), below is the Zoom link:**

<https://us02web.zoom.us/j/85370793114?pwd=SXhiaTNmTEtJYmdiK2ZuSWNPd01BZz09>

Meeting ID: 853 7079 3114
Passcode: 929687
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ANNUAL MEETING OF HOMEOWNERS

November 9, 2022

Meeting held via teleconference

Board Present: Bruce McConnell, Mike Bertoli, Vicki Shreiner, Doug Offenbacher

Absent: Rick Sayre

Focus Real Estate & Inv., Inc.: Leslie Cohen

Homeowners Present: Dennis Searles, Brian Miller, Ernest Berghof, Mark Charnas, Matthew McKamey, Sue Dressing, Brenda Hays, Chris & Linda Ringer, Ligaya Park, Kathy McConnell, Sylvia Rodrigues

I. Call Meeting to Order: The meeting was called to order at 5:06 p.m.

II. Introductions: The Board members introduced themselves. Dennis noted that he had been on the Board for almost a decade. Ernest stated that he lived on Park Gardens since 2010 and is running for a seat on the Board. Brian stated that he owns a lot on Giorno and would like to help in the future. Matt noted he has lived in Fountaingrove since 2006 and is also running for a seat on the board. Mark lives on Park Gardens. Chris and Linda stated that they are close to breaking ground for their home on Crown Hill. Ligaya stated that she has been serving on the East ARC and has lived on Sedgemoore since 2013.

II. Approve Minutes of the 2021 Annual Meeting: The minutes will be approved at the Annual Meeting for Election of Board Members to be held on January 18, 2023.

II. Review of OSMA Projects and Other Items 2022/2023: Bruce noted that they had discovered a new crew a couple of years ago for weed abatement that is performing an excellent job at a competitive cost. They have also performed another project in clearing 180 acres that burned which includes clearing dead trees and brush, and imbedding logs when chipping is not possible. They have cut down 4000 dead trees in the Open Space. In the past the OSMA has received grants and areas in the landscaped areas have been replanted. This year the OSMA received a grant for \$30,000 for FB13 which is bordered by Parker Hill and Crown Hill. The grant will be used to plant 190 oak trees in this area consisting of coast live oak and blue oaks and connecting the trees to existing irrigation. The next items to be done before the end of the year are to approve the annual budget and file the annual report with the City of Santa Rosa.

Next year the burned 10 acres remaining will need to be cleared of dead brush and trees. The priority has been for safety first (dead trees close to homes). The remaining acres to be cleared are more difficult to access. Since the 2017 fire many trees appeared to be surviving, i.e., they had green leaves, etc. However, over the past several years, it became obvious that many were not thriving and were dying slowly and have required removal and this may be an ongoing issue. Other items that the Board will be working on include the miles of rock lined drainage ditches which were damaged due to their proximity to homes that burned. These swales will need to be inspected and repaired; however, the Board wanted to wait until construction of the adjacent homes was complete so that any further access by contractors across the open space will not occur and cause further damage. The other repairs that will need to be addressed are the repair of the fire roads which proved access through the open space. Some of these roads are experiencing erosion and there was actually a slide area near Mario's Turnaround which is located off Crown Hill. A geology report has been completed and Carlile Macy prepared a restoration plan. The Board obtained one response to provide a proposal for the work, and Carlile Macy reviewed and approved their proposal. However, the contractor cannot start repairs now that the rains have begun. There

will be some mitigation work done to protect the area from the rains this winter and then the work will be completed in the spring/summer. This slide cuts off access to the whole area so it is a priority to be repaired. On another note, the OSMA needs to become more active in fire prevention programs including interaction with homeowners, and reports that need to be completed for the programs.

The other areas that will need to be addressed are the landscaped areas. Valley Oak Landscaping maintains the landscaped areas which are basically located along the parkway as well as some interior areas. If a plant or tree dies, VOL will remove and cap the irrigation, so now there are gaps which need to be planted, and some areas that are too dense and need to be thinned out.

Further investigation of outside resources to assist with reports that need to be filed will be required for 2023. In the past there were many volunteers to assist with many of these projects; however, 75% of those people either left the area or had other priorities. Therefore, if volunteerism is not going to occur on a monthly basis, then outside professional help will be required. Mike noted that the Annual Report to the City of Santa Rosa requires an itemized list of trees removed for fuel reduction.

The City of Santa Rosa received a FEMA grant and they will be cleaning up and planting the median and planter strip areas from Mendocino to Daybreak which will include irrigation and plants. The work should have started earlier this year, but was delayed for various reasons. The City will water for 2-3 years and then the planter strips will be the responsibility of the property owner to water and maintain. It was noted that there are some areas of the planting strips that are flooded with water during the rains so eventually these areas will need to have hardscape installed. Ernest asked what was going to be planted and Mike noted that the City has a link that shows the plans. He will forward to Management to forward to him.

Matt asked about Scotch broom (French broom) issues. Mike noted that most areas have been cleaned up over the years, but there are other invasive plants that the Board includes in their budgeting for removal. Chris and Linda volunteered to help with the City of Santa Rosa report.

III. Financial Overview of OSMA and Budget 2023: The draft of the budget was displayed and will be approved at the upcoming Board meeting. It is projected that at the end of the year there will be a residual of \$82,000 as the OSMA was under budget (\$60,000 for weed abatement) due to fewer weeds and no necessity for a second pass in the summer. In 2023 there will be a balanced budget but there are always unexpected expenses. Mike reviewed the draft of the budget and noted that there is an increase in fire clean up; however, there will be no dues increase. The Board is hoping for PG&E money for reforestation of the burned areas. It was noted that 93% of the open space has been fuel reduced, but there are still some areas fuel reduction work, i.e., below Daybreak (dense chaparral), FB3 behind water tank, FB4 at the very bottom below fire trail, and below Newbury Court. Bruce discussed the replacement (reserve) fund which is required so that there are enough funds available to fund future requirements to replace components. The fire roads are in the replacement fund but the repair of the slide area will cost approximately one half of the reserve fund. Delinquencies have been reduced as when lots were sold, past dues were collected. The OSMA also contracted with a collection/trustee service to file liens and collect from owners who are delinquent, and they have been successful.

The meeting adjourned at 6:17 p.m.