

## AHPOA Meeting Minutes 8/4/01

Meeting called to order 9:20.

Introductions of board and attending homeowners, which included: Woods, Bork, Stanley, King, Whiteacre, Clarke, Brozo, Cott, Collier, McCarthy, Wells, and Haefele.

The 8/4/01 account report and a future budget were handed out.

To reiterate last years picnic, it was determined that the AHPOA (Audubon Hills Property Owner Association) is voluntary, and that voluntary payment was not working. AHCSO (Audubon Hills Community Service District) was having a hard time getting all the roads taken care of with the existing amount they receive, and AHPOA has assisted with extra road needs that the AHCSO will now take on. All road maintenance issues will be taken care of from AHCSO now. Road concerns have been of the utmost importance among residents. It was determined to collect an extra \$25 for a special election, to increase the assessment. Currently the AHCSO gets a percentage of the 1% on taxes for the roads. The account was built up last year so we could do the Petromat on the one section of road. The cost for that was around \$33,000, but it secures the road from potholes for up to 25 years. Currently there are two more sections left to do. If there is ever any questions or input someone would like to get answered, they my attend any of the meetings that are posted up front in the box by the bus stop.

AHCSO is the group that will be drafting the language, the motions, the ballot, etc., since the assessment increase will be under their control. AHPOA will be the entity to pay for fliers and the mail in ballot expenses. The ballot will need to be voted on 88 days before the tax roll in August and it will need to receive 2/3 of the votes received, to pass.

There are various types of voting, such as **precinct ballot** voting which is \$10,000 because plates need to get made for the ballots and pro's and con's need to get printed in the voting guide. A **mail in ballot** would cost around \$2000. This would include the printed ballot on 8 1/2 x 11 paper, secret ballot envelope, return envelope, and costs of the registrar's people to count ballots and collect them until 8:00 for those who wish to walk in their ballot. These are the two choices we have for voting.

Haeflee said there was an issue with printing Spanish ballots in 1971, we will need to tell the registrars office we don't need them. Then we won't have to incur that cost. Many were surprised that the voting was not as easy as they thought or as easy as it use to be.

Some issues to find out would be whether or not a vote is one per property, or one vote for each owner of the properties, or per registered voter in Audubon Hills. We will need to get an exact cost.

Can we have a cost of living adjustments or index included in the ballot, so we don't have to have this voting over and over? Currently we are looking at a \$50 increase on the assessment amount from \$25 to \$75. It was suggested to make it a two-part vote so we don't loose the increase on assessment verses the incremental increase. We need to eliminate this issue in the future, by planning for increased costs of repairs and maintenance on the roads. Use some forward thinking.

It was stated that there are more homes in Audubon Hills now than before. Volunteering is on the decline because people have other things to do. If they can pay their dues, and have someone else do the work, they rather have that. The working groups are able to pay the increases, but we need to figure out a way to get them to understand the value of their dues.

AHPOA expenses will include the quarterly newsletter sent out to inform people of local developments; work crew refreshments, when the community gets together for clean up and road maintenance; fliers; neighborhood watch pamphlets; paper for mailings; picnic reservations; a dumpster for community cleanup; and a website for information on Audubon Hills, which would include the quarterly fliers, local history, neighborhood watch information, local directories, and online payments. This website could also include AHCSO minutes, road maintenance forms, road progress reports and developments within our community.

It is proposed that we do a set of dumpsters, to eliminate junk pile-up within Audubon Hills. This has been done in the past, but a few individuals ruined it for the whole community, when they filled the dumpsters with their trash, within one hour of the dumpster drop off. To reduce this abuse, the dumpster would be locked behind a gate and access would be granted only to people that have paid their dues and have made an appointment. One load, the size of a pick-up bed, will be accepted per household. This allows EVERYBODY a chance to utilize the dumpster. It was also suggested that we get a green dumpster for yard clippings, for those who were not able to burn everything during the permitted time. It was agreed this would reduce fire danger, and the green dumpsters are cheaper than garbage dumpsters. Another option that will be looked into, is a service to come by the houses to pickup a load of garbage. The most cost effective choice will be offered. Everyone was in favor of this.

Toxics can be brought to El Dorado Disposal on HWY 49, for free. They collect a maximum 5 gallons of toxics at one time, on Friday and Saturday's.

Rick Whiteacre informed us of the star thistle problem in El Dorado County. If you get any of it, at all, use Round Up immediately preferably before the yellow flowers bloom. At that point it has already seeded. It takes three years to irradiate it, and it's a serious problem. If you think blackberry is bad, let this go, it will take over your yard, and takes longer to get rid of. The agriculture division is keeping an eye on it in here. Do your part, Round Up. Not only does it thorny and hurt, but also it is a huge fire danger.

A suggestion was given to separate the dues form from the picnic form. This will be done on future fliers, so people can take the time to decide on the picnic, but get their dues in on time.

Adopting a sign has been taking place with-in Audubon Hills. A natural planter has been placed around several street signs, which have been admired by many during the spring as bulbs and flowers bloom. Let us know if you wish to adopt your own sign, then we won't accidentally dig up your bulbs. All agreed this beauty was incredibly appreciated and enjoyed. To continue in the spirit of beautification as well as safety, it was stated that we need some more tree trimming of dead branches along the road. The fire department can't get down easily some of these roads or park side by side as needed during emergencies. This will be a continued effort during community clean-ups and roadside clearing.

A notice box, similar to the AHCS D box, is needed for the AHPOA to display meeting minutes and announcements as needed. All agreed to the expense of building a matching box up front. The ahCSD box containing road maintenance forms, on the big turn, needs culverts put in the ditch and fill around it, so the forms can be easily retrieved. Since one of AHPOA's objectives is beautification we can create a pleasant rest area as well, a motion was made and passed to put in a pipe, fill, as well as a simple log bench not to exceed \$300 for all three.

Walter Haefele, a long time resident, stated the importance of the AHPOA, and if it weren't for them, this place would not be what it is. We enjoy reduced rates on our phones, access to cable, neighborhood watch, paved roads, and mail deliveries because of the early actions of the AHPOA. Simply eliminating dues, which in turn eliminates the AHPOA, would be distressing. Needs will always need to be addressed in our community, and the road committee has the responsibility to maintain the roads only. There are many other issues that would not fall under their responsibility. Each group has its importance, and he wanted stated.

Inga Clarke asked about a special amount collected for fire hydrants once the special election is completed. The importance was not disputed, but the expense does exceed any expectations the AHPOA could meet. At \$6000 a hydrant, it could take several years to purchase one. Kim McCarthy said she would try to explore a less costly solution.

Meeting adjourned 10:53