

SOCOMA February Board Meeting – Monday, February 10, 2020

Board Members Present: Viviane Wadiche, Chris Pritchard, Tom Swegle, Vince Benedict

Accountant: Sherri Kraus

Manager: Vickie Johnson

Homeowners: Nicole Caldwell, Ashton Paley, Tammy Layva, David Salazar

Open Forum

- Sidewalk repaired on the opposite side of the rec center
 - Have we considered putting a sidewalk on the front side?
 - Is this the HOA's responsibility?
 - Board will discuss further via email
- Artificial Grass
 - Volunteered to get picture examples of grass
 - Board said it must be professionally installed
 - Could potentially hold pet urine
 - Drainage and cleaning will be required
- David Salazar was approached by a representative from the Mount Arrowhead HOA. They are interested in merging with SOCOMA.
 - 150 homes, \$175 a year
 - Question if our by-laws would allow.
 - Viviane thought that Knights Cross had wanted to join in the past but was denied due to how the bylaws are written.

Review of Meeting Notes

- Viviane noted the January meeting minutes

Financial Review

- Chris reviewed the balance sheet

Manager's Report

- Reviewed quotes for landscaping at the entrances to the neighborhoods. The board approved the expenditure.

At Large Report

- 1) May 25th Pool Party

ACC Report

- 1 The SOCOMA ACC Committee received seven applications for Improvement'
 - 1011 Misty Knoll - Solar
 - 906 Almadin - Fence Installation
 - 18114 Cougar Bluff - Shed/Fence
 - 17906 Autumn Knoll - Solar

- 2 We currently have two working applications.
 - 1011 Sutters Rim -House Demolition / Architect House Plans
 - 20624 Idyllwild - New House Build

Old Business

- The board is considering amending the covenants. We are waiting for clarification from the lawyer as to whether the amendments must be done for each development or can be combined.
 - The options the board is considering are:
 - Forced maintenance
 - Assessment of fees
- The board is looking for a new lawyer. Any suggestions are appreciated.


New Business

- Request to have Councilman Courage attend a SOCOMA board meeting
 - The president of SOCOMA felt that if the councilman comes to the meeting, the board should be prepared with questions from the homeowners.
 - A request for questions was posted on Next Door, the SOCOMA website, and on the marquee.
 - Only 2 residents responded.
 - Is there a better way to communicate to homeowners?
 - Expand the marquee and other signs
 - The board will consider expansion
- Gate at Muleshoe Pass – Homeowners would like a gate at Muleshoe Pass and Wooded Knoll to allow the children to get to Las Lomas Elementary.
 - Kids currently crawl underneath or climb over the fence which is dangerous.
 - Can the homeowners help? – The manager will reach out to the city, and then once we have a path forward the homeowners can help.
 - Chris made a motion to expedite the process. The manager will contact the city and SOPOA.

- Chris made a motion for the manager to have a company credit card. The board approved the measure. The HOA accountant is authorized to make the request for the credit card.

Meeting adjourned: 8:16

Signatures:



Tom Swegle