



Rancho Dominguez Patio Homes Community Assn.

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DRAFT: Annual Meeting Minutes: 3/16/2019

2018 Board Members Present:

Ray Button, Trish Smith, Jim Sturon, Linda Nering, Jim Bardeen

1. CALL TO ORDER:

- a. Ray called the meeting to order at 9:40am. (Also see Attendance, below.)

2. SUBMISSION OF THE 2018 ANNUAL MEETING MINUTES FOR APPROVAL:

- a. Members voted unanimously to approve the 2018 Annual Meeting Minutes.

3. TREASURER'S REPORT / 2019 PROPOSED BUDGET:

- a. About \$14,000 is in the bank with no pending liabilities other than some possible costs related to updating our CC&Rs—see New Business below.
- b. Copying and mailing costs were increased in anticipation of new CC&Rs being distributed to members.
- c. The 2019 Proposed Budget was approved.

4. OLD BUSINESS:

a. MAILBOX REPLACEMENT UPDATE:

- A number of old boxes have been replaced by the official company chosen to do the work: Nick the Mailbox Man.
- Call or text Nick to get your current price: 714-943-2899.
- Only one style and color of box is allowed: white Gibraltar Locking Mailbox.
- Due to a Post Office request, the extra security bar can no longer be installed.

b. PROGRESS REPORT ON UPDATED DRAFT OF THE CC&Rs/BYLAWS:

- The 2018 Board has been pursuing the update of the CC&Rs/Bylaws as these were generic originals created by the builder in the 1970s.
- The old documents are still valid, they're just very difficult to navigate and verify if a section conforms to current state laws.
- The chosen attorney is an HOA specialist.
- The attorney ran into an issue that profoundly affects what we can and can't do as an association. See NEW BUSINESS for details.

- It will be up to the new 2019 Board to clarify the issue and finish the process, including getting the information out to the members.

5. **NEW BUSINESS:**

a. **UPDATED CC&Rs/BYLAWS DISCUSSION & POTENTIAL APPROVAL:**

- The one sticking point with the updated CC&Rs is the status of Via Nietos and Via Santana. Together those constituted the first phase of RDPHCA and they were private streets (thus they were considered common area). The rest of RDPHCA consists of public streets owned by the City.
- A former Board requested that the City acquire Via Nietos and Via Santana as public streets to rectify the inequitable situation.
- In 1983 the Council voted to do so.
- Unfortunately the City incorrectly created an *easement* grant deed. An easement simply gives the City the right to use and maintain the streets; it isn't the same thing as the City owning the streets. Plus, the City can return the streets to the HOA at any time. That's *not* what the Council voted to do.
- Per state law, HOAs follow VERY different rules depending on ownership of common area. RDPHCA definitely does not want to own those streets!
- The new Board will have to investigate the situation in detail before issuing any updated CC&Rs.

b. **ATTENDANCE:**

- Between those present and the proxies, there was a quorum. The annual election process for the RDPHCA Board of Directors thus could take place.

c. **NOMINATIONS TAKEN FOR 2019 RDPHCA BOARD OF DIRECTORS:**

- Change was in the air with current Board Members moving out of the area or pursuing other interests.
- Ultimately eight (8!!) owners volunteered to run for the 2019 RDPHBCA Board of Directors.

d. **ELECTION OF 2019 RDPHCA BOARD OF DIRECTORS:**

- The following members were elected to be your 2019 RDPHCA Board of Directors (positions TBD at a future Executive Session):

Jodeen Stark	Lori Ruiz	Jim Bardeen	Molly Snow
Linda Nering	Jim Sturon	Ed Romero	Kay Dotson

6. **OPEN FORUM:**

A discussion ensued throughout the meeting touching on the nature of an HOA, and more specifically what members want from RDPHCA. All such comments have been gathered here for continuity.

- A number of members expressed a desire that the HOA become more socially connected. Response: getting the word out about just the one obligatory Annual

Meeting has been difficult enough; arranging social get-togethers would be equally difficult. Snail mail is not timely but it's what we've always done.

- To rectify the disconnectedness, an RDPHCA website was again proposed. Some members wanted that as a priority for the coming year. It will be up to the new Board to decide if a website should be pursued and if so, to allocate money for it.
- Members voiced concern that the HOA might force everybody's property to look alike. Response: the Board doesn't want the area to be filled with "cookie cutter homes". It was noted that the rules exist to keep up the nice appearance of our area while still allowing for individual expression.
- We all knew there were rules when we bought into the HOA. People need to accept responsibility for following the CC&Rs.
- Even better is if everybody openly communicates with neighbors so there are no surprises such as houses being painted pink. Neighbors can also pitch in to help beautify a property if the owner is struggling with health or other issues.
- There was discussion about the HOA being a policing agency. Response: the CC&Rs limit how intrusive the Board can be. On the flip side, it was noted that those same limits also mean most requests to the Board to correct a problem are *not within the Board's jurisdiction*. Be aware that you might be redirected to other agencies for a resolution to your issue.

7. ADJOURNMENT:

- a. The meeting was adjourned at 10:45am.
- b. These Minutes will remain in draft form until the next open meeting when they can be approved by the members.