

Rancho Dominguez
Patio Homes Community Association
Post Office Box 2183, Yorba Linda, CA 92885 www.RDPHCA.com

ANNUAL HOMEOWNER MEETING MINUTES

March 25, 2023 at 9:00 a.m.

Wise Guys Pizzeria – 4957 Yorba Ranch Road, #C, Yorba Linda, California

Member Sign-In

Board of Directors Present: Jodeen Stark – President
James Bardeen
Jill Dayton
Suzanne Neylan
Lori Ruiz

Inspector of Elections Present: Jeanne Licausi (with the assistance of Tom Phillips)

Attendance: Attending members (11 live homeowners (including Board Members) – 1 by Zoom)

Meeting Called to Order: 9:05 a.m.

Commence Election of the 2023 Board of Directors

83 Ballots received: 74 Ballots and 9 Proxies to achieve a quorum (more than 66 homeowners) , so the Annual Meeting proceeded.

Welcome/President's Introduction Statement

2022 Annual Meeting Minutes : After discussion, the Annual Meeting Minutes from March 26, 2022 were presented and approved.

Treasurer's Report: After discussion, the 2022 Income Statement and Balance Sheet, 2023 Budget, Summary of Cash Position, and Budget/Actual Comparisons (2017-2022) were presented and approved.

Review of Past Year and Upcoming Projects:

- Comparison of Voting Participation
 - o 2020 - 53 Proxies and 40 Ballots – Total 93 Homeowners
 - o 2021 - 33 Proxies and 60 Ballots – Total 93 Homeowners
 - o 2022 - 24 Proxies and 55 Ballots - Total 79 Homeowners
 - o 2023 - 9 Proxies and 74 Ballots – Total 83 Homeowners
- 2 home sales during 2022 - Trailside for \$1.15 Million and Via Santana for \$890,000.00
 - o Demand appears to remain high for the area
- Interactions with the City of Yorba Linda

- Worked on Traffic Department for light on Yorba Ranch Road
- Worked with Landscaping Department for medians on Via Nietos and Via Santana
- Painting, re-landscaped, and installation of driplines on corner monuments on Esperanza
 - “Shady Hollow” sign taken down and HOA has possession
 - The sign was 20 years old and is in ill repair
 - Solar panels were donated to the corner by the City of Yorba Linda
 - Bougainvilleas vines were planted by the City
- City has a program for grants for \$5,000.00 for repairs to homes - interior and/or exterior
 - Applications available upon request
 - City offers a total of \$90,000.00 a year
- Express concerns about the lack of participation of homeowners
 - Request for input on how to improve

Member Forum and Questions and Comments:

- Discussion on the use and identification of “Shady Hallow” and replacement of the sign
 - 2 Homeowners complained to the Board about the disappearance of the sign
 - Of the Homeowners in attendance, only 1 wanted it replaced
 - Approval for the disposal of existing sign
- Question concerning 6 street in the Community representatives on the Board
- Discussions on the advantages and disadvantages of any HOA and general objection to the use of the third-party management company
- Discussion about maintaining \$50.00 dues
- Previous HOA attorney is retiring, so Board will be looking for a replacement
- Discussion of how to amended and/or update Conditions, Covenants and Restrictions (“CC&Rs”)
 - Question concerning old Board’s actions proposed updated CC&Rs
 - Reasons to update, but anticipate lack of participation and interest when 75% vote of membership approve
 - Kay Dotson suggested update to compliance with State law (she heard it was \$2,500.00 in 2019) – No vote of members necessary
 - Kay Dotson volunteered to develop a list of topics for proposed changes
- Kay Dotson suggested sending a newsletter and/or emails with Homeowners to let them know we are “here”
- Discussion concerning the ownership of Via Santana and Via Nietos
 - Kay Dotson believes initially the streets were not in compliance with City requirements
 - Concern of liability to Homeowners for ownership of the streets

Future Board of Director’s Meetings: May 13th, Sept 9th, and November 11th

Election Results: 63% of Homeowners participated and all candidates were elected

Meeting Adjourned: 10:04 a.m.