

COOPER CREST HOMEOWNERS ASSOCIATION BOARD MEETING

July 28, 2011 7:00 p.m.

MINUTES

Members present: Sal Munoz, Ryan McGaughy, Bonnie Amende, and Frank LaFaire

Members absent: Richard deRosset and Prabakaran Manoharan

Also present: Karen Veldheer

1. Weeds.

The board received a letter from the county informing us that there is tansy ragwort in the SVPA's and that we have until August 5 to remove the noxious weed or the county will remove the weeds at our expense and fine the HOA \$513. The board decided to write a letter to the county explaining that the SVPA's are not part of the common area but that the board would remove the weeds this one time. The board authorized the purchase of weed spray and Ryan agreed to do the labor.

2. Soil Vegetation Preservation Areas (SVPA's).

Karen gave an update on the SVPA issue. The city released the bonds on the developer that were meant to be used to replant the SVPA's correctly. Sal, Ryan, and Karen went to the city council meeting to voice our objection to this action. Stephen Buxbaum agreed to help us but this seems unlikely. Karen and Sal met with three attorneys to determine whether or not the HOA can seek a cause of action for a breach of contract, but the cost of litigation would likely be \$30,000 to \$40,000, \$20,000 at a minimum, with no guarantee of a win. In addition, it is unclear whether or not the board has the authority to take legal action on behalf of the 19 homeowners whose lots contain the SVPA's. These attorneys did not give us enough information to make an informed decision so the board authorized Sal to hire a land use or environmental attorney to consult with the board as a group and give us our legal options. (Estimated cost: \$1200) In the meantime, the board decided that we should write a letter to the homeowners explaining the SVPA issue.

The board also considered replanting the SVPA's ourselves. Since the irrigation system in the SVPA's needs to be redone and these areas need new soil and new plants, the cost of replanting the SVPA's is likely to be over \$100,000.

3. Other Issues.

Bonnie agreed to edit the survey.

The board authorized the purchase of a stop sign to put at the end of the fire lane.