

## Sunrise Mountain Mutual HOA Board of Directors

### Quarterly Meeting

Time & Date: 3/8/25 11:00am – 12:30pm

Location: 2 Sunset Drive, Caitlin's and Jordan's house

**Board Members present:** : Caitlin Kniazewycz,, Gloria Allen, Jordan Shepard, Suzanne Vradelis, Dana Valley,

**Absent:** Joe Meisch

### Agenda Items:

#### 1. Open meeting @11:20

a. Welcome

b. Revision and approval of minutes from board meeting 11/2/24  
Motioned, seconded, approved

#### 2. Financial report and dues updates (from Ken Jacob, treasurer) see attached report.

#### 3. RCAC ( Rural Community Assistance Corporation) Feasibility study

a. RCAC broad project to address California 's interest in assuring access to clean water will submit report assessing affordability, accessibility a technical concerns/ management, financial health of each water system

b. January 12 RCAC meeting attended by board members Caitlin, Jordan, and community member Dave Shepard.

c. Value of Volunteer participation is for staying current about new developments.

d. Individual Meters will be mandated by CA State in 2032 **Senate Bill 463**, would exempt small water systems (like SMMHOA) from existing state requirements which would be a great financial burden. It is our best interest to use link provided to speak up in support of this bill : <https://calegislation.lc.ca.gov/Advocates/>

- e. Provost and Pritchard, the engineers for this project have submitted a draft of the Cazadero Feasibility Study which will be discussed at RCAC community meeting on March 23.

#### **4. Volunteer Days Scheduled**

- a. April 5 ,6 and May 3, 4. 10-2, snacks provided
- c. A plan for priorities of areas to tackle will be drawn up and distributed before work days with properties and easements identified. Chipper hopefully scheduled.
- d. CAL fire captain, Stephanie Endsley will drive the Sunrise Mtn road with a fire truck on March 20 for input about priorities.
- e. There are specific ways that people unable to do the labor can participate: having securing chipper, having green bins available, donating snacks, or equipment, etc.

#### **5. Generator**

- a. Generator purchase going forward but many logistical issues need to be solved In order to install a new generator: Ozone treatment lamps need to be replaced and tanks need to be scrubbed, etc.

#### **6. Next Board Meeting 5/31/25**

#### **Action Items:**

- Save the date email sent for volunteer work days and RCAC updates with link for commenting **on State Senate 463 bill.** (Suzanne) -**done**
- Volunteer Work day details to follow after Cal Fire meeting. (Suzanne)--**done**

- Contact and possible hiring of forensic accountant to update non-profit status of SMMHOA in order to be compliant (Jordan). **-done**
- Communication drafted and sent regarding Recruitment of new SMMHOA board members (Suzanne, board members) **-done**
- Write SMMHOA shut off policy in compliance with State of California (Caitlin)-**done**

**Meeting closed at 12:55- Motioned, Seconded, Approved**