**Minutes of the Special Meeting of the**
**Nakoma Community Association Board of Directors**

**Sept 22, 2026 (approved 10/07/2026)**

## I. Call to Order and Roll Call

A meeting of the Board of Directors for the Nakoma Community Association was held at the Loggia Room at Fifty44 located at 348 Bear Run in Clio, CA and via ZOOM teleconference on Tuesday, September 22, 2026, pursuant to the written Notice of Meetings. Board Members Dan Gallagher, Sarah Weddle, and Jeff Funk were present. Todd Garvey participated via Zoom. Joleen Cline, Administrative Manager, served as recording secretary. Dan Gallagher called the meeting to order at 9:04 p.m.

## 2. Member Comment

Michael Schwener reported on the gate controller program progress. He reported the cost of the new hardware will be approximately $1,635.00 per gate. The monthly fee for internet access (for all the gates) will be about $720.00 per month which is a 72% savings over our current AT&T costs.

## 3. Association Business

### A. *Approve Ballot Measure to adopt 3rd Amendment to the 2nd Restated CC&R Amendment*

Dan read the cover letter which explained the amendment. Dan explained the Forest Management Program is the carrot, and the language in the governing documents stating that the HOA has the right to go in and clear fire fuels and bill the owner back is the stick. We are including both the carrot and the stick, and hopeful members will choose the carrot.

***After review, upon motion duly made, seconded and unanimously carried, the Board approved the Ballot Measure to adopt the 3rd Amendment to the 2nd Restated CC&R Amendment for distribution to the owners.***

### B. *Approve ballot measure to adopt 2nd Restated Bylaws*

***After review, upon motion duly made, seconded and unanimously carried the Board moved to distribute the 3rd Amendment to the 2nd Restated CC&R Amendment with ballot to the membership.***

### C. *Approve ballot measure to request approval of membership to transfer Common Area Parcel APN 131-130-130-000 to the CSD to assume full legal and fiscal responsibility of the leach field.*

Dan reported the HOA owns the lot and the Board was not aware of it until just a few weeks ago.

A member of the association reported the lot in consideration is a disaster right now. The CSD has allowed it to look terrible for many years. He reported the HOA needs to protect the investment of property owners and retain control over what is installed on the lot, and how it is maintained.

Joleen explained in other neighboring developments, the developer would have been motivated to camouflage treatment facilities, holding tanks, etc. and place those in locations where they would have the least impact on view corridors and private property owners.

Shawn Pairish suggested the HOA include language in the ballot measure that the HOA would retain Design and maintenance oversight of the lot.

***After review, upon motion duly made, seconded and unanimously carried, the Board approved the ballot measure to request approval from the membership to transfer Parcel APN 131-130-130-000 to the CSD pending review and negotiation.***

**D. Appointment of Director to Fill Vacant Board Position – Forrest Craig**

***After review, upon motion duly made, seconded and unanimously carried, the Board appointed Forrest Craig to fill the vacancy left by Dr. Bev Wesner-Hoehn which runs through September of 2027.***

**E. Update on Gate Update System: Approve program budget**

The project is tracking within the budget. Michael Schwener reported the test gate is operating very well so far.

**F. Update on Forest Management Program**

Dan reported foresters who provided bids to the CSD reported they had not received any response after submitting bids. Dan asked the foresters for recommendations to change the scope of the project to take advantage of efficiencies and opportunities to reduce costs. After review and updating the scope and zones, bids were reduced from $291,000 to $151,000.00.

Forrest asked that the current plan be made public.

Dan reported we are hopeful the CSD will contribute $125,000 from the fire tax assessment to the project. With the reduced bid, we may be able to work on 2 zones in the first year.

**4. <u>Adjournment</u>**

***After review, upon motion duly made, seconded and unanimously carried, the Board moved to adjourn at 10:45 a.m.***

Minutes were taken and presented by J. Cline