

# 03-17 HOA Meeting: CC&R Updates, Chickens, and Community Safety

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Date: March 17

Location: Pizza Factory Banquet Room

Participants: [Speaker 1] [Speaker 2] [Speaker 3] [Speaker 4]  
[Speaker 5] [Speaker 6]

## Meeting Notes

### Opening and Introductions

- Dave Hite called the Meadow Creek Two HOA meeting to order at 6:01 p.m.
- Grae introduced herself as the new property manager, having started in January.
- Attendees introduced themselves with their names and addresses.
- No formal agenda was prepared due to the transition between property managers.
- The new HOA website is now live and includes features like polls and a community forum.
- The new newsletter is scheduled to be sent out next week.

### HOA Governance and CC&R Updates

- **Voting Challenges:** A major challenge is the low voter turnout, which legally prevents CC&R changes. A 51% majority of all 210 homeowners (108 votes) is required, but achieving even 50% turnout has been historically difficult. A significant event or financial issue is often the only way to get residents to vote.
- **Process for Updates:** The process of reviewing the CC&Rs with the HOA's lawyer, started by Naomi, was paused and needs to be resumed. The lawyers can help find an updated, "cookie-cutter" set of rules compliant with California law. The board wants to ensure there is enough support before spending the estimated \$2,000 to \$3,000 for a formal vote. A suggestion was made to package all proposed changes into a single vote for efficiency.
- **Board Membership and Roles:** The executive board meeting is in June, with elections in September. There was a discussion to clarify roles, and the board needs to file with the Secretary of State to formalize the current member roles. Two new members are being added to the official list. Ben provided his address to update the contact list.

### Discussion on Allowing Chickens

- **Resident Proposal:** A resident proposed a permit-based system to allow chickens, volunteering to manage it as a board member. The system would require homeowners to prove proper feed storage and coop maintenance to prevent pests.
- **Community Feedback:** The resident reported an informal survey of ~50 people with only four negative responses. However, an online poll on the new HOA website showed 14 “no” votes and 2 “yes” votes. Some felt the resident’s door-hanger flyer was biased.
- **Current Violation:** Board member Dave Hite noted the resident still has chickens in violation of the no-livestock rule and is facing a formal letter from the HOA’s attorney. The resident explained they had to temporarily take back two chickens after a rehoming attempt failed but are trying again. The resident acknowledged they knew the rule when they bought their home.

## Neighborhood Safety and Nuisance Issues

- **Speeding and Traffic:** Speeding and running stop signs are significant concerns. Speed bumps are not feasible due to county snow plows and fire department objections. As all roads are county-owned, residents are encouraged to report speeders to the authorities.
- **Vandalism and Youth Misconduct:** Incidents include a kicked-in front door (\$6,000 damage), an attempt to rip a camera off a wall, and disturbances by youth on e-bikes (e.g., “ding-dong-ditching,” foul language). It was suggested to inform parents about potential criminal charges, though some youths may not live in the HOA.
- **Abandoned and Unregistered Vehicles:** There is frustration with abandoned vehicles. The process for towing is unclear; one speaker said CHP won’t tow due to a lack of a storage yard, while another recounted a successful tow by CHP after escalating to a sergeant.
- **Dog Waste:** A major issue is residents not cleaning up after their dogs on private lawns and in the park, despite the installation of doggy bags and trash cans. Some residents also hang used poop bags on bushes.

## Property, Maintenance, and Services

- **Yard Fencing:** A resident wants to fence their yard to deter people and dogs. Fencing is currently against CC&Rs, but the topic could be included in a future poll. If allowed, fences would likely need to be a uniform, approved style.
- **Neighbor Fence Disputes:** One homeowner is replacing their portion of a shared fence after the neighbor only replaced half. The “Good Neighbor Fence” law in California, which advises notifying neighbors to discuss shared costs, was mentioned. Other members shared experiences with fence repairs.
- **Sidewalk Maintenance:** Sidewalks in disrepair, particularly on Shoshone toward Saniger, were described as dangerous. It was clarified that sidewalk maintenance, often needed due to tree roots, is now the homeowner’s responsibility, not the county’s.

- **Unfinished Work by Frontier:** An open, unpatched hole on a sidewalk, likely from fiber optic drilling by Frontier Communications, was reported. Speakers noted Frontier has a history of leaving projects unfinished.
- **New Gardening Service:** A new, lower-cost gardening service The Grasshopper (run by James Gray) was hired for park maintenance. A member observed them using an inefficient push mower. It was also reported that several park trash cans were full, and the service needs to be reminded to empty all of them, including those at outlier dog bag stations.
- **Street Light Outage:** A resident with an outed street light was advised to contact the county.

## Parking and Rental Rules

- **Vehicle Parking:** The board uses a “common sense” approach. Campers on trucks and Sprinter vans are considered vehicles and are permitted as long as no one is living in them. RVs can be parked for a maximum of 72 hours.
- **Short-Term Rentals:** Regulations are handled by the county, not the HOA. The county allows 18 permits for the greater Bishop area, and current rules require “hosted” rentals where the owner is on-site. Properties “grandfathered in” are an exception. Rentals of 30 days or more are not considered short-term. An online poll on the HOA website showed 14 “no” votes and 0 “yes” votes for allowing short-term rentals.

## Next Arrangements

- Send a formal letter from the HOA attorney to the resident regarding the chicken violation.
- The resident with chickens is in the process of rehoming them.
- The resident will continue to survey homeowners to gauge support for changing the CC&Rs to allow chickens.
- File the list of current board members and their roles with the Secretary of State.
- Add two new members to the official board communication list.
- Send another notice about the dilapidated fence with plywood patches.
- Investigate the dangerous sidewalks on Shoshone toward Saniger.
- Look into the unfinished patch work left by Frontier.
- Remind James Gray’s gardening service to empty all park trash cans, including those at dog bag stations.
- Include information about the new HOA website in an upcoming flyer or newsletter.
- [Speaker 1] will check the HOA website for a date discrepancy regarding the meeting schedule.