



**ARROWHEAD WOODS ARCHITECTURAL COMMITTEE (AWAC)  
a California Nonprofit Public Benefit Corporation**

**Regular Meeting of the Board of Directors**

**March 19, 2025  
5:30 p.m.**

**MINUTES**

**27307 St Hwy 189, Suite 103, Blue Jay, CA**

1. Call to Order

Called to order at 5:30pm by Gary Clifford

2. Roll Call

Directors Present: Gary Clifford, Brian Hall, Scott Rundle, Jennifer Devine

Staff Present: Andrea Hill, Faith McCarroll, Rich Scott

In person Guests: 17

3. Approve Meeting Agenda

Scott Rundle motioned to approve the Agenda, 2<sup>nd</sup> by Brian Hall, Motion passes unanimously.

4. Approval of February 19, 2025, Minutes

Jennifer Devine motioned to approve the February 19, 2025 Minutes, 2<sup>nd</sup> by Brian Hall, Motion passes unanimously.

5. Approval of Financials February 2025

Scott Rundle motioned to approve February 2025 Financials, 2<sup>nd</sup> by Brian Hall, Motion passes unanimously.

6. Public Comment

-Please complete a *Request to Address the Board* form and hand to staff prior to the commencement of the meeting.

-Virtual Attendees, please use the *Raise Hand* feature on Zoom.

Jay Sims: Questioned the CCR Renewal Ballot and sees an issue with the word “perpetual”, does not like signing a Ballot that is “forever” because a lot can change over the years.

Jennifer Silvestri: Read a prepared statement highlighting the following; Ballot Counting Process, POA, Finances, Fees, Zoom, and ended with Advocacy.

George Hatt: Hatt doesn't like that Zoom is not offered, doesn't like the time or day the Board Meetings, and questioned where Director Tello was.

Marilyn Dishell: Property owner of Arrowhead Woods “not appearing in anyway connected to ALA”. Dishell pointed out some errors on the AWAC Website, and emailed two inquires.

Ben Naraghi: Claims Arrowhead Woods Property Owners should not have to pay more than \$50 according to CCR's, then questioned where the money goes.

Public Comment Closed at 5:44pm

7. Old Business

a) CCR renewal – Scott Rundle

- Shared that Tracts 7201, 7417, and 7983 have been mailed out to Property Owners. Those Tracts can be found on the maps provided. The Ballot was designed to be more robust and doesn't want a third party counting them.

Notes that fees have not been raised for 5 years and pointed out that in a previous Board Meeting Ted Hyeck said they were low, so AWAC raised them and now homeowners are upset. Rundle shared that AWAC listened to the community and retracted the fees on a few items (trees & paint).

## 8. New Business

### a) Log 25-50 – Rich Scott

- Recommended approval, small Addition less than 100 sq feet, recommended approval by the Board as long as Property owner follows the Tree Protection plan.
  - Brian Hall Motioned, 2<sup>nd</sup> by Scott Rundle, Motion passed unanimously.

### b) Log 25-51- Rich Scott

- Recommend approval, similar to the Log above, Property Owner must follow Tree Protection Plan.
  - Brian Hall Motioned, 2<sup>nd</sup> by Jennifer Devine, Motion passed unanimously.

### c) Log 25-52 - Rich Scott

- Recommended approval with 2 conditions; Corbels on the deck should match house, and Property Owner must follow the Tree Protection Plan.
  - Jennifer Devine Motioned, 2<sup>nd</sup> by Brian Hall, Motion passed unanimously.

## 9. Directors Comments

**Jennifer Devine:** Proposed less cost in fees and bigger fines. Stated that there needs to be rules to keep our community in order, AWAC isn't out there scouting out issues, usually its your neighbor that calls to complain. Mill Pond isn't covered by AWAC but they do pay \$1500 in HOA fees per month. Devine wants to come together and move forward from the 2010 Ballots, and past BOD.

**Brian Hall:** The AWAC Board of Directors does not receive any compensation or benefits. Hall asked the audience how many of them have the CalFair Plan, and most of them raised their hands. He then explained the potential discounts homeowners could receive through the FireWise program. Hall also highlighted how AWAC adds value to this program by



providing community data through Tracts, which are available in the office. Additionally, AWAC tracks forest mitigation efforts, such as the number of trees trimmed or removed. This data is used to help qualify homeowners for discounts on insurance through the FireWise program. Consolidated Communities will be by Tract, and it can be from 8-2500 homes. Using the resources from AWAC will add value to Property Owners. Introduced the Tract Map which will be in our office soon.

**Gary Clifford:** Regarding the fee schedule, it is not uncommon for fees to be raised or lowered. AWAC has goals and objectives to protect the Arrowhead Woods. Clifford's responsibility as a President of the board is to run meetings efficiently, approve agendas, and add value to the team. Clifford shared that nobody is being forced to sign the CCR Renewal Ballot, once the property owner receives the ballot they have two choices; sign the ballot and return it in the envelope provided or do nothing and that counts as a "no". Clifford shared that he prefers a "face-to-face" meeting, and human interaction vs. meetings on Zoom because the conversation is more intentional. Clifford paid Rich Scott a compliment and liked the collaboration between Rich and the staff. Finally, Clifford finished with making a commitment to Financials, however that looks, he would have to discuss with BOD, John Wurm, and staff to come up with a plan on how to present the information requested.

**Scott Rundle:** Shared information about the map that will be posted in the office for homeowners to view. Rundle went over the legend at the bottom and shared that the Tracts highlighted in yellow are the tracts that are up for renewal.

#### 10. Confirmation of Next Board Meeting Date

- a) Wednesday April 16, 2025 at 5:30 at the AWAC office

#### 11. Adjournment

The March 19, 2025 meeting was adjourned by Gary Clifford at 6:20pm.

#### 12. Executive Session Disclosure: *The board will meet in an Executive Session following the Regular Meeting to consider legal matters.*