

Minutes SLEEPY HOLLOW HOMEOWNERS' ASSOCIATION BOARD

Annual Meeting: Monday October 25, 2025 10:00 a.m.

	First Elected	Term Expires		First Elected	Term Expires
Sean Scollard, Past President	2021	2023	Tina Quaintence, Vice President	2024	2026
Chris McKenna, President	2016	2026	Jake Cruz, Chair Lake & Trails	2024	2025
Claire Fullard, Treasurer	2021	2025	Not Assigned - Chair Roads & Culverts	2024	2026
Danielle Chaloupka, Secretary	2024	2026	Josh Velasquez, At Large	2024	2026
Nico Roundy, At Large	2023	2025			

10:03: Call to Order

10:01: Statement of Acclamation: Statement of Acclamation: White ballot election- default by acclimation. Vacancies would be for Claire, Jake, Nico position. One spot was unassigned. Now, Summer McGuire will be the new treasurer. Claire Fullard returns as a member at large. Nico Roundy and Jake Cruz are re-appointed to their same positions.

A member raised a question of whether quorum was reached for this meeting. Sign-in sheet was circulated.

10:05: Officers and Committee Annual Reports

Treasurer Report: Claire is stepping down as treasurer and will stay on the board to help out. We have made significant improvements and spend more than we are taking in each year. SHOA has \$380k in our reserves. Technically, this is below Browning Reserve standards but we believe that proactive maintenance is better than saving and spending more when something large goes wrong. In the last budget year, we spent \$95K, income was \$77K. We are planning to do the same moving forward, the budget will be at a slight deficit. Fees go up 3% each year and are allocated by lot. We have started to invest more in events, a small amount but it's nice that we have more participation. SEE FINANCIAL SUMMARY HANDOUT

Lakes & Trails Report: We had Jose's Tree service work on the lake area and remove low hanging branches. Annual maintenance may become quarterly maintenance from here on out. We negotiated a 15% discount for homeowners and might be able to get that % higher if we do a regular plan with them.

Roads Report & Presidents Message: Much paving work was done this year. We will continue spending \$50-60,000 on the roads. Some is paving, some will be sealing and overlay on the cracks. It is a 3-4 year project at this pace so as to not reduce the reserve too far. Regular maintenance will reduce the work in the long run. If anyone notices an area of concern, send a description of that section of road to "support" email (support@shoanews.org) and Chris and Mark can check it out again in the spring. NorCal Asphalt also offered a discount for homeowner's. We could possibly establish a discount next year too. We're catching up on deferred maintenance and came in under budget. Culverts on the over-fill at the lake were removed, replaced, and capped with concrete.

Open Forum:

Can we move forward with marking and naming the trails? (This would be helpful in case of emergency. For example, some of the cows near the lake have shown aggression to the horses.) Need to name the sections of the trail and mark them as such. Jeanne and another neighbor will continue to work on this project and bring their research back to the board for funding/implementation.

Some of the trails are overgrown, is there more work coming? They really need maintenance spring and fall. Some neighbors oppose maintenance on their section of the trail. Quote requests are out to Jose's Tree Service for recurring work.

Question: What happened with the Easement Policy? The board is still discussing this, there has been no board vote yet. We are in consultation with counsel and researching the cost of paying for regular maintenance. We may need to redo the DC&Rs this year to be more clear on this and other topics.

Concerns about motorbikes on trails. Discussion continued from before the

meeting was in session that a person is regularly riding a dirt bike riding around the lake. Often these are older children or young teens that may not be aware of the lake and trail rules. When we know where they live, someone can stop by and chat with the parents or the board can send a letter.

Do we have a siren or other alert system in Sleepy Hollow? No. It is recommended that all residents sign up for EL DORADO COUNTY EMERGENCY ALERTS. Your carrier might offer a "tower" to make your phone system to make your cell service stronger, if weak signal is an issue. Resources for alerts: Watch Duty app, "ready.edso.org" emergency alerts. You might be able to have your cell-service be assisted by wi-fi at your home.

Trail Suggestion: Maybe add game cameras for the trail at each entrance/exit. But how to enforce our rules once images are captured? Can someone check at the end of Golden Fawn to see what gate or access is open that shouldn't be? Might need a better solid fence there that can block foot and bike traffic.

Resident of Starlight Court mentioned that numerous cars turn around on Starlight Court thinking they are at Oakvale Drive. Can we add a "Dead End" or "No Thru Traffic" sign there?

Behind 5193 Deerwood Rd where the bridge is, a number of coyotes are still active back there. Local resident has contacted a wildlife department, can escalate if they become problematic. Note: if a trapper disrupts the back, they might spread around the community and it would be good to warn people if/when this happens. No new sightings of mountain lions have been reported.

Reminder: Halloween party tonight 7-9pm, it will have pop ups in case it rains.

Firewise: A new discount program has been established through CalFare discounts for taking specific actions at homes and property. But the biggest discount would be from being a Firewise community. Jackie has posted some information to the Facebook page about this. If anyone is interested in helping Sleepy Hollow become a Firewise community, please see the board.

10:54 Call to Adjourn