

Annual Homeowners Meeting		
Date	January 20, 2018 at 11:00 am	
Place	Villa Caballeros Community Room	
In Attendance	Syd Steinbock* Mike Fitzgerald* Paul Doble* Robert Lassche* Cindy Anderson (Management) Sharyl Walker (Attorney) 5 Homeowners Chairperson: Syd Steinbock	*Board Memembers
Recorder	Paul Doble	
I.	Call Meeting to Order	Meeting called to order at 11:01am
II.	Establish Quorum	Four board members established a quorum
III.	Approval of Minutes: January 21, 2017	Minutes motioned and approved by Syd Steinbock & Mike Fitzgerald
IV.	Introduction of Candidates and Inspectors of Election	
V.	Nomination from the Floor	No nominations from the floor
VI.	Casting of the Ballots	Ballots cast
VII	Land Lease Attorney	<i>See below</i>
VIII	President's Report	Overall the property is very well maintained and would like to highlight the pool upgrades including tile and new skimmers, resurfacing of the spa, and new furniture. Landscaping improvements including replacing dead trees will continue. All three buildings have had their railings repainted as were some building walls. Stucco repairs will continue as needed.
IX	Treasurer's Report	Operating funds as of December 31, 2017 were \$41,120 and reserve funds were \$259,757 = Total \$300,877. 3 Homeowners are delinquent.
X	Excess Income	Motion made and carried by Syd Steinbock & Mike Fitzgerald to move that excess income will be moved from operating to reserves for the year ended December 31, 2018 pursuant to IRA revenue ruling 70-604.
XI	Committee Updates	None
XII	Election Results	Syd Steinbok and David Le Francois were elected to the board. President will be Syd Steinbok and Vice President will be Mike

		Fitzgerald. David Le Francois and Robert Lassche will be Directors.
XIII	Homeowner's Forum	Comments surrounded landscaping and the pool.
XIV	Meeting Adjourned	Next meeting is scheduled for February 17, 2018. Time to be confirmed.

BIA Updates from Villa Caballeros's General Counsel: Sheryl Walker

Background/History

- Started process in 2009 – issues at BIA w/characterization of what has happened
- Property developed in '80s – property went to other street; land held in trust between **two families**: Bow & Chapparosa (represented by Joe)
- PSL306 is the primary lease; developer went under; nothing documented
- Developer had master lease whereby the lease would be paid to the developer who paid it to the land owners
- Sandwich lease terminated in late 2009; In reality it went away in 1992 when it went away when the developer went bankrupt
 - Typically lease would be assigned to the HOA
 - Since builder is gone, it has become a more complicated due to **59 mini-leases**

Situation/Updates

- **Lease extension would be to 2080; current lease ends 4/23/2046**
- Villa Caballeros now has a mini-master because we are in one development
 - BIA changed the model; BIA charges a fee and handle the Indians/homeowners signed...
 - Landowners do not pay their own attorney fees, the renters are responsible
- Waiting: Sacramento – told in December – some issues how much they should charge \$250 standard fee; charge extra \$500 to handle logistics; still waiting for a response.
- **Terms of Extension agreed upon w/the landowners**
- Sharyl Walker now has permission to handle some of Joe's work...
 - Sharyl taking control of the documents/submissions
 - Bernadine Saldino is the BIA realty officer
 - updated extension amendment to reflect some of the updates and additional input for review and to let us know if it is okay
- Need BIA okay at local level
 - Joe to confirm
 - Once Agency approves form of amendment and staff report –package review takes 30 to 45 days; an additional 30 to 45 days to complete review in Sacramento.
- Lease Landowners view extension not as a priority; Owners been overpaying rent due to vacant property; no real incentive/increase to them in terms of monthly lease amounts

- Sacramento has to formally approve amendment;
 - Formal offer letter goes out and clock starts to pay fees
 - Joe will send a letter enclosing amendment approval;
 - Agency approved w/details; might have additional fees
- Example: July 1st letter; offer starts on July 15th going for the first three months

Notes:

- Bow willing to sell; Chapparosa doesn't want to sell, but option to purchase land is still available to owners
- Mini-master does not address the undeveloped land
- Tribe has first right of refusal to purchase land from owners
- Extension Fees

Ext Fee:	WE OFFERED	THEY WANT
First 3 months	\$3,000.....	\$4,000
Second 3 mos	\$3,500.....	\$4,500
Second 6 mos	\$4,000.....	\$5,000
Year 2	\$5,000.....	\$6,000
Year 3	\$7,000.....	\$8,000
Year 4	\$12,000.....	\$14,000

- Proposed Rent: \$247 per month – rent is at current market value; Villa Caballeros homeowners have been overpaying for years; no push back from clients;
 - Rent increases every 5 years; first date is 2023; open issue: January 1, 2018 CPI has been renamed and now has a Riverside/San Bernardino /Ontario area; continue to use LA index.
 - Minimum 10% increase max 25% every 5 years; late fee if not paid by 10th 4% late fee;
 - Transfer fee 1.5% of gross sales price; if property in trust or gift to relative; foreclosure-no transfer fee

If you refinance your property, you have to pay the landowners 5 months of rent
- Previously landowners were able to allow an appraisal; BIA may want to re-appraise property value; need a request from owner; appraise value of raw land and then apply a yield rate to determine value
- Appraisal is only for property itself, not undeveloped land; Sharyl sent over request for appraisal; if it does, let's get it done
- *Trusts – liens – make sure that everything is recorded properly.* If there are undisclosed liens not approved by the BIA, this could delay your extension.