

# Attachment E

This page intentionally left blank.

## A Brief Alta Tierra Association History 1963 to 2023

The first meeting of the Alta Tierra Association (ATA) was held on November 15, 1963 and was to occur at times thereafter as determined by the ATA for the purpose of establishing charges for water and maintenance of the road and water system. No expenses for maintenance of road or water system is to occur without a majority vote of members.

The ATA with a name change was incorporated in 1991 as Steinbeck Country Neighbors. The corporate status of the ATA/Steinbeck Neighbors was abandoned in 2004 as being too cumbersome for the small organization. The ATA has continued to operate with the 1993 agreement for road and water use in full force. Since 2004 the ATA has met on an as-needed basis in meetings or phone calls with consensus for all operational or maintenance expenditures.

A significant amount of operational history was lost when the President, Jeff Taylor unexpectedly died in December 2020. The ATA also did not meet in person due to Covid concerns until May 4, 2023. During this period no unexpected expenditures occurred that would have required a ATA board approval.

**Alta Tierra Association Tentative Agenda 5-4-2023**

**Meeting time: 6:00 PM**

**Location: Taylor Residence 280 Corral de Tierra**

- 1. Short Term Rental at 282 Corral de Tierra**
- 2. Water system update and Treatment assistance**
- 3. Potential road repair Summer 2023**

**RESOLUTION OF AGREEMENT RE: ADDITIONAL WATER  
USE FOR TRANSIENT USE OR SHORT TERM RENTALS**

At a meeting of the Homeowners comprising the Alta Tierra Association, held on May 4, 2023, having been duly noticed, and a quorum being present, the following Resolution was adopted by unanimous vote of all attending:

**RESOLVED** that the Alta Tierra Association objects to the issuance of a permit concerning the ROSSEEL GEERT & POWELL TRACY TRS application (PLN220054) because water use for short term rentals / transient use is not a domestic use of water and is not permitted under the Water Use Agreement dated October 29, 1963, and no additional use for water for short term rentals / transient use has been requested or approved.

I, the undersigned Secretary of the Alta Tierra Association, hereby certify that the foregoing is a full, true, and correct copy of the Resolution passed by the Alta Tierra Association homeowners held on the day and at the place therein, and that said Resolution has never been revoked, rescinded, or set aside, and is now in full force and effect.

  
Tamara Hennessy  
Alta Tierra Association Secretary

## Water System Report 5-4-2023

The water level in well has been monitored since March 20, 2015 by dropping a sounding device attached by a cable through a port at top of well head. Once the device is lowered to the water level a signal is received and the depth is measured by the length of the marked cable. The well is approximately 100 ' deep and the pump is set at that depth.

Since 2015 the water level has ranged from 38' to 57' below the ground surface with the long term and annual levels impacted the amount of rainfall and water use.

The Arsenic level of the water has ranged from 10 ppb to 38 ppb as documented by county health department sampling since 5-6-2005. 10 ppb is the maximum considered safe level by the State of California. All residents are advised to treat the water before consumption.

## Alta Tierra Association Expense History last 23 years

Checking account Doing Business As the Alta Tierra Association with Bank of Salinas and successor bank companies since 1994. The Association was formed in 1963 but I have yet to dig through the files to assemble the history before 1994.

These expenses were approved by the Association members in meetings, phone calls or in bid for work verbal approvals.

Bridge Repair/Construction	\$58,018
Water System Repair/upgrade	\$26,050
Road signs/traffic control	\$1,663
Roadside Vegetation management	\$11,485
Road Repair	\$44,838

Payment for power to pump water and water communication system is an additional cost.

The annual communication system cost is approximately \$820 and power cost annual cost is approximately \$3000.

For water use cost to each residence is based upon a unit system allocated to each member according to number of residents, swimming pools, horses, landscaping. The change from water meters to the unit system was approved by the Association on December 20, 1999.

Monthly Association dues are \$25.00. Members are billed for all costs annually.

Alta Tierra Association

Date: July 16, 2022

Location: Aeschilman's Barn 293 Corral de Tierra

An informal gathering of residents for a picnic and water use discussion .

No action taken



**From:** hennessyst@comcast.net,

**To:** [REDACTED]

**Subject:** 3:00 pm meeting for our Association on the 16th

**Date:** Thu, Jul 7, 2022 7:06 am

---

Meeting is on for the 16th at 3:00. Light snacks/beverages and chairs, I'll bring large table. Thanks

Sent from my iPhone

From: hennessyst@comcast.net,

To:



Subject: Meeting with Chief Kevin Kamnikar

Date: Tue, Jun 29, 2021 6:57 pm

---

Susan Naylor, Robin Aeschliman and I had a very positive meeting and road walk with Kevin and he gave us some suggestions to both immediately improve our fire safety and for the long term and to forward our effort to become a Firewise community. We will get bids for a small amount of tree work that we believe is beyond our capacity to safely complete. We also will place a sign with the bridge load capacity and be certain all residences have clear address numbers. I will give each residence a check list to complete describing/assessing the individual residence fire risk for completion to then be compiled as part of our Firewise application. Thanks

Sent from my iPad

Alta Tierra Association 12-15-2020

Minutes

Location: At intersection of Alta Tierra and Meadow Lark Association Roads

Discussion: Fire Clearance of roads

Action: To pay S V Landscaping \$2750 to remove overhanging vegetation

From: hennessyst@comcast.net,

To: john@blazerwilkinson.com,

Cc: [REDACTED]

Subject: Re: Tree work

Date: Sat, Aug 29, 2020 8:53 pm

We will also get a bid from Mike Sleck who Scott Naylor suggested. Mike has a fire clearing and excavation company and will come by next week, he is familiar with our road and is totally aware of how and what needs to be done to meet safety standards. Thanks

Sent from my iPad

> On Aug 29, 2020, at 7:49 AM, John Wilkinson <[john@blazerwilkinson.com](mailto:john@blazerwilkinson.com)> wrote:

>

> He's the best! Go head on

>

> John Wilkinson

> BlazerWilkinson Affiliated Companies

> Phone: 831.455.3700 • Cell: 831.596.1649

> Fax: 831.455.3705 • Email: [john@blazerwilkinson.com](mailto:john@blazerwilkinson.com)

> [www.blazerwilkinson.com](http://www.blazerwilkinson.com)

>

>

>

>

>

>

> -----Original Message-----

> From: Scott Hennessy [mailto:[hennessyst@comcast.net](mailto:hennessyst@comcast.net)]

> Sent: Friday, August 28, 2020 6:02 PM

> To: [REDACTED] d

> Subject: Re: Tree work

>

> The tree man estimated it would be 2 days of work to cleanup and make the road fire safe for us and the fire department. His daily rate for a full crew and equipment is \$4500 so roughly \$9,000. He did a great job doing my 2 large oaks today.

>

> Sent from my iPad

>

>> On Aug 24, 2020, at 2:57 PM, Scott Hennessy <[hennessyst@comcast.net](mailto:hennessyst@comcast.net)> wrote:

>>

>> In the next day or 2 Dean from the tree man tree service is going stop by and look at what I should do to reduce fire hazard on my property. Since we dodged the fire bullet for the moment I am thinking we should do some fairly major clearing on our roadway from Corral to the top, it is currently a potential fire tunnel If a fire started on the Corral end and could prevent our escape or fire fighters from coming up to defend our homes. At the moment I would rather invest in that clearing than repair the road surface. Dean might not be the service we use for the road edge clearing but he could give us an estimate, his oak tree work on my property has been pretty good. Your thoughts?

>>

Alta Tierra Association

Minutes 7-20-19

Location: On the Association Road

Discussion of road repair

Consent to hire Boyds Asphalt to repair Road for total cost \$27162

Alta Tierra Association  
Minutes March 11, 2019  
Location : 278 CdT, OConnor Residence

General discussion of water use and road conditions, no action taken

Alta Tierra Association

Minutes 1-11-17 phone calling polling for road repair

Action: Con sent to hire and pay Boyd's Asphalt \$181838 to do road repair

From: hennessyst@comcast.net,

To:

Subject: Fwd: Site Map Attached

Date: Mon, Sep 19, 2016 1:14 pm

Attachments:

---

From: "Jeff Taylor" <jeff@thegoodnewsherald.com>

To: "scott hennessy" <hennessyst@comcast.net>, "Scott Naylor" <jsn54@hotmail.com>

Sent: Monday, September 19, 2016 10:10:13 AM

Subject: Fwd: Site Map Attached

Hi Scott's,

Here is a map provided by Boyd's Asphalt Services. I will follow this email with the bids from Boyd's and Ace. These bids are not apples to apples as you can see, although they are close enough to have a conversation.

Please forward to our respective membership.

Blessings, Jeff

Begin forwarded message:

From: Josh Estassi <josh@boydsasphalt.com>

Subject: **Site Map Attached**

Date: August 24, 2016 at 12:09:11 PM PDT

To: [jeff@thegoodnewsherald.com](mailto:jeff@thegoodnewsherald.com)

--

Joshua Estassi

*Office Manager / Estimator*

**Boyd's Asphalt Services**

**1350A Burton Ave**

**Salinas, CA, 93908**

**831-754-1224**

**831-262-0088**



From: hennessyst@comcast.net,

To:

Cc:

Subject: Re: Further Correction to Final bridge billing

Date: Wed, Jan 8, 2014 5:52 pm

---

When billing is corrected for the 13 lots in place of the 12 lot number I used the per lot cost due has been reduced to \$2252.36. At least the cost is going down, sorry for the confusion. I have corrected the calculation in the below email.

---

From: "Scott Hennessy" <hennessyst@comcast.net>

To: [REDACTED]

Cc: [REDACTED]

Sent: Wednesday, January 8, 2014 2:53:11 PM

Subject: Re: Correction to Final bridge billing

A couple of corrections to final billing : Naylor Construction total \$56442.82. Engineering total of \$2187.90, Treework total of \$3150 for a grand total cost of \$61,780.72 or \$5148.40 per lot(12). Alta Tierra has paid Naylor Construction \$25000 and covered the tree work and engineering costs. Alta Tierra will have collected \$32,500 when all lots (13) have paid the initial payment of \$2500 per lot. To cover the balance due Naylor (\$31,442.82) each lot owes an additional \$2252.36. I hope this now makes sense, let me know if otherwise.

---

From: "Scott Hennessy" <hennessyst@comcast.net>

To: [REDACTED]

Cc: [REDACTED]

Sent: Wednesday, January 8, 2014 7:39:03 AM

Subject: Final bridge billing

Bridge cost breakdown: Naylor Construction-\$57053.33 (\$25000 paid) \$32053.33 due, Tree work \$3150, Engineering \$2182.90

Total due: \$37386.23 divided by 12 lots = \$3115.52 per lot

The Alta Tierra Association has paid all bills except for the balance due Scott Naylor Construction. I need to pay Scott ASAP so please submit your payment either by mail or drop-off at my house. The bridge looks great and is very strong, as soon as there is an indication rain is on the way I will spread a wildflower mix in the bridge area.

Thanks,  
scott hennessy

Alta Tierra Association  
Minutes 12-11-13  
Location : Bridge by entry

Discussion: Based upon engineer's survey our bridge needs to be replaced as it is failing and cannot be repaired.

Action:

An engineered new bridge design was presented and consent was given for Naylor Construction to build bridge for total cost of \$54,190

**From:** hennessyst@comcast.net,

**To:** [REDACTED]

**Subject:** Re: Street Sign Layouts

**Date:** Fri, Nov 1, 2013 8:04 am

---

I will add the Aeschlimans at 293 to the main sign on CdT road. I will also ask for cost of the individual address signs for each residence. I know the Powells want one and I think it would be a good idea for us all to have the uniform and reflective signs to be easily seen at night for each house. How many want the individual sign?

---

**From:** "Scott Hennessy" <hennessyst@comcast.net>

**To:** [REDACTED]

**Sent:** Thursday, October 31, 2013 8:01:29 PM

**Subject:** Fwd: Street Sign Layouts

Here are the sign layouts, will not do the sign for the 3 meadowlarks unless they are willing to pay tho the sign on Corral de Tierra will include all. Dark green background with 4" white reflective numbers to meet Fire's requirement. I will get a bid to all for your approval.

---

**From:** "Chris Signs" <Chris@mikesigns.com>

**To:** "Scott Hennessy" <hennessyst@comcast.net>

**Sent:** Thursday, October 31, 2013 2:37:41 PM

**Subject:** RE: Street Sign Layouts

Here are the signs with the 4" numbers

---

**From:** Scott Hennessy [mailto:hennessyst@comcast.net]

**Sent:** Thursday, October 31, 2013 12:58 PM

**To:** Chris Signs

**Subject:** Re: Street Sign Layouts

I'll review and get back to you. White reflective might be good, thanks.

---

**From:** "Chris Signs" <Chris@mikesigns.com>

**To:** HENNESSYST@COMCAST.NET

**Sent:** Thursday, October 31, 2013 10:50:10 AM

**Subject:** Street Sign Layouts

Good morning!

Attached are the layouts for the street signs you talked to Mike about. I have the dimensions next to each sign and everything is drawn to scale. Please let me know if you have any changes or comments. Also, did you want to use regular white or reflective white letters?

Chris Signs

**From:** hennessyst@comcast.net,

**To:** [REDACTED]

**Subject:** Annual meeting notes

**Date:** Thu, Nov 15, 2012 6:28 am

---

Hello All: The meeting was a discussion of additional house number signage/direction on the road, installation of a surveillance camera near bridge, speed control on our road, and the intersection of our road and CdT road challenges due to oak, gravel, and parking in front of the Bridges residence. John and I will work on signage for speed control on the road, I will have address direction signs made and investigate the camera, and Denny will develop letter to Director of County Public Works to be cc'd to Dave Potter regarding the intersection.

I reported that our current balance is \$13,549 and when all dues are submitted we will have approximately \$21,000 in the account.

I also reported on water system generally meeting county health standards but for the arsenic level that we have been aware of and that we all are treating for at our individual residences.

Thanks to the O'Connor's for hosting the meeting.

scott hennessy

From: hennessyst@comcast.net,

To: [REDACTED]

Subject: Bridge

Date: Mon, Oct 14, 2013 9:08 am

The fire district had a concern over the condition of our bridge so I contacted an engineer who did a bridge inspection and found our bridge in a sad state due to rot in the wood of all structural parts in contact with the ground. We will have to post the bridge with a weight limit that will be soon determined, I have called fire and waste management for their truck weights. The bridge will have to be replaced next summer as it is quickly deteriorating. The big pine remaining near the bridge will also have to be removed as its roots have substantially invaded the bridge structure and the bridge work will necessitate cutting these roots. The engineer will develop a letter stating the bridge condition and said bridge will have to be replaced as the wood is structurally unsound, once I have the report we should have an Association meeting and invite all residents using the bridge as we all will be in for a shock as to the price to replace the bridge. If someone has the memory or knows of the agreement that allowed the other 3 residences to opt out of the Association we should examine before we meet with them. It is the engineers belief that California law requires all residents benefitting from use of the bridge to help pay for its maintenance, we will need all to participate in the cost as I expect the replacement to be \$100,000+. If anyone is anticipating a construction project at their residence that involves heavy trucks you might consider re-scheduling until after bridge is replaced as I think weight limit may restricted to personal vehicles. Sorry for the bad news.

scott hennessy

**From:** hennessyst@comcast.net,

**To:** [REDACTED]

**Subject:** Fwd: Happy Easter

**Date:** Sun, Apr 8, 2012 7:16 am

---

Hello and Happy Easter to ALL! Robin has an invitation below. Please stop by and say hello to the Aeschlimans and view their re-roof project.

scott hennessy

---

**From:** "Robin Aeschliman" <robinaeschliman@aol.com>

**To:** hennessyst@comcast.net

**Sent:** Saturday, April 7, 2012 8:52:02 PM

**Subject:** Happy Easter

Scott,

Please forward this to all.

We will celebrate Easter at the barn. We'll have the sample roofing material and information on it with us.

Anyone who would like to see it is welcome to stop by..... and.... if you spy an easter egg, it's yours to keep!

With gratitude,

Robin Aeschliman

Sent from my iPad - which is responsible for most of the typos, run-on words, and errors. :-)

**From:** jeankpowell@gmail.com,  
**To:** robinaeschliman@aol.com,  
**Subject:** Re: Barn roof  
**Date:** Mon, Jul 16, 2012 5:57 pm

---

they both sound fine.....just not purple.....the Powells

On Sun, Jul 15, 2012 at 8:45 PM, Robin Aeschliman  
<[robinaeschliman@aol.com](mailto:robinaeschliman@aol.com)> wrote:

> Thank you. :-)

>

>

> robin...

> on the iPad :-)

>

> On Jul 15, 2012, at 7:40 PM, Scott Hennessy <[hennessyst@comcast.net](mailto:hennessyst@comcast.net)> wrote:

>

> Hello All: Here is a communication from Robin regarding her re-roof of the  
> barn. Robin would like a letter from the association approving of her color  
> selection. Also I have chlorinated the water system twice after the health  
> department notified us that we had a coliform contamination (nothing new  
> about this) and provided a water sample to the department for their testing  
> over a week ago, so far no report.

>

> scott hennessy

>

>

> From: "Robin Aeschliman" <[robinaeschliman@aol.com](mailto:robinaeschliman@aol.com)>

> To: [hennessyst@comcast.net](mailto:hennessyst@comcast.net)

> Sent: Wednesday, July 11, 2012 9:18:40 AM

> Subject: Barn roof

>

> Scott,

>

> Could you please forward this to the Alta Tierra HOA.

>

> After a bit of a sidebar, we are again ready to reroof the barn. The  
> material remains the same: Corrugated Weathering Steel. We have chosen Old  
> Zinc Grey as the color. Second choice is Old Town Grey.

>

> We would like a letter from the president of the HOA stating that the  
> material and color choice is acceptable to the association. The County  
> Building Dept requires that letter in order to proceed with issuing the  
> permit.

>

>

> Close approximation of the material:

> <http://www.mpctheatreco.com/Box%20Office.htm>

>

> Online version of the color:

> [http://www.metalsales.us.com/files/colors-finishes/24Ga-Nationwide\\_Color\\_Guide.pdf](http://www.metalsales.us.com/files/colors-finishes/24Ga-Nationwide_Color_Guide.pdf)

>

> Thank you, Scott, for facilitating this process.

Alta Tierra Association  
10-22-08 Phone call polling

Topic : Road Sealing project

Action: Consent was given to reimburse Jeff Taylor for his \$26,000 payment for road sealing service by contractor.



Dear Neighbors,

I left the recent HOA (5.7.07) meeting with a couple concerns/questions. Because we don't live there and the chance opportunity to meet 'neighbors' doesn't exist, I've chosen to write to each of you.

One:

I have a somewhat complete set of HOA documents dating to the early 70's. These were gathered when I represented Eleen Auvil Hall when she sold her property to the O'Connors.

Well and road discussion has been a constant at HOA meetings since our purchase of the barn parcel from Eleen Auvil and Tom Hall in 1988. (I've included a summary.)

Because I have the capability, I researched the County record: the *only* parcel of record owned by the Alta Tierra Association is the 1.33 acre parcel for the lane – from CDT Road to the back portion of the barn lot.

I reviewed Greg's and my purchase documents and find that the well site, the piping, and the tank sites are *easements* which both burden and benefit the property owner according to the relationship of their property to the well, the piping, the tank. There is reference to *one well-site only* in the documents. I'm confused by the statement that the HOA owns another well-site.

Two:

I think that as homeowners we should consider the aesthetics of any changes proposed to the tanks or tank site and how those changes may impact the view of the adjacent property owners.

Three:

As the association ages and changes (death and/or moving on), I'm also concerned about losing the verbal history – that the association has relied on – particularly with respect to the well and the upper part of the road.

Robin  
6.17.07

Robin Aeschliman  
Barn lot

ALTA TIERRA HOMEOWNERS ASSOCIATION

AGENDA:

DATE 11-01-05

WELCOME TO NEW MEMBERS: Pam and John

CALL TO ORDER:

*Not here; Magus, Taylors, Bridges*

No. of lots represented and by whom.

MINUTES OF LAST MEETING:

To be read, corrected with any additions and omissions, and approved.

TREASURER'S REPORT:

Expansion of billings, if necessary. Approval of report.

OLD BUSINESS:

Acknowledge that the old pine tree at top of hill near water tanks was removed.

Discussion of continued use of our water system by lot on CdeT that installed its own well. How to bill?

NEW BUSINESS:

*Water Report*

Decide locations of mirrors for each curve on our private, shared road.

Any other items for discussion. Perhaps the condition of the bridge should be discussed, plus the large hole in road near curve between the Hennessy and Powell lots.

Adjournment.

Minutes of Alta Tierra Homeowners Association Meeting of November 1, 2005

The meeting was held in the home of Bill and Gay O'Connor. First item on the Agenda was the welcoming of new members, Pam and John. Dennis Powell was selected to ask the meeting to come to order, as the President, Jeff Taylor was late. The call to order showed there was a quorum of members present, with Mayer and Taylor absent. The Eschelmans came in later.

Finally it was determined Jeff was out of the state and Dennis called him by telephone to participate and answer any questions.

The minutes were approved as read. The Treasurer's Report showed a balance on hand of \$8,751.00. Putting aside some dollars to build a reserve was suggested. It was moved by O'Connor, seconded by Hennessey to create such reserves.

A new billing list, with paid bills included, was handed out. Possible adjustment of units was discussed. The bill for two mirrors was \$135.24 and they have since been installed by Scott H. The possibility of purchasing one more mirror was raised. A question was raised about the tax to the county and it was explained that it must be on the 'pigtail' part of the road that is owned by the Association. The Treasurer's report was approved.

The Secretary handed out copies of a report from the Monterey County Health Dept. that was received by the president. Via telephone, Jeff reported that the big tanks at the top had been chlorinated. Our understanding is that we are only 1 ppb over the new 10 ppb standard for arsenic. No other response to this notice needs action until further information is supplied by the County.

Old business included acknowledgement that the old pine tree at the top of the hill has been removed. The continued use of our water system by the lot on Corral de Tierra Rd (which now has its own well) will be looked into by Dennis P. John W. volunteered to remove the trimmings at the side of our road and to judge the condition of the bridge.

Both the Treasure and Secretary have submitted their resignations. Replacements??

Meeting was adjourned at 8:30 p.m.

Respectfully submitted,

protesting acting secretary,

Marit Evans

Alta Tierra Association Minutes

September 5, 2005 Dennis & Jean Powell Residence

6:00 PM

Attendees: Dennis & Jean Powell, Scott & Tamara Hennessy, John & Pam Wilkinson, Jeff Taylor, Gaye & Bill O'Connor, Mike Cohon, Miriam & Kevin Mayer, Marit Evans

Location: 298 Corral de Tierra

Election of Officers, approved by consent

President: Jeff Taylor

Treasurer: Scott Hennessy

Secretary: Jean Powell

Adjourned 8:12

MINUTES OF ALTA TIERRA HOMEOWNERS ASSOCIATION  
Sept. 22, 2004

Meeting was held at the home of Dennis & Jean Powell. The lots not represented were those of Chris Keith, Bridges/Evans and Kevin Mayer. New members, the Hennesseys, were welcomed to the Association.

Treasurer's report listed Pam Cohon Fox and Marit Evans being in arrears on payments. Payment of two new bills was approved, one to Salinas Pump for \$75.00 and one for \$1,838.00. \$9,065.94.? balance on hand.

The empty 5500 gallon tank on Cohan's lot was discussed and the representative said the tank will soon be moved further down on her lot.

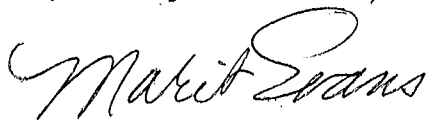
For billing on road repairs we have 9 lots. Meadowlark Mesa Homeowners Assoc. also pays shares on the pig-tail parcel when that area is repaired, including the bridge itself, as does the barn lot and the lot on CdT Rd. Since Bridges is drilling his own well, we will have only 8 lots paying for pump, line, hydrant, etc. repairs.

It was agreed that the old dead pine tree that's near the water tanks must be removed before winter arrives. If it falls, it may damage the water system and/or destroy fences. The president agreed to see that this is done expeditiously.

The need for mirrors on at least two curves in the road was discussed and Tamara Hennessy and Marit Evans agreed to look into this. This action was approved for payment for two 18" or 24" mirrors. Jean Powell provided the name of a catalog (Grainger) which carries these sizes.

Meeting was adjourned before 9:00 p.m.

Respectfully submitted,



Marit Evans, Secretary

Dear Neighbors,

I left the recent HOA (5.7.07) meeting with a couple concerns/questions. Because we don't live there and the chance opportunity to meet 'neighbors' doesn't exist, I've chosen to write to each of you.

One:

I have a somewhat complete set of HOA documents dating to the early 70's. These were gathered when I represented Eleen Auvil Hall when she sold her property to the O'Connors.

Well and road discussion has been a constant at HOA meetings since our purchase of the barn parcel from Eleen Auvil and Tom Hall in 1988. (I've included a summary.)

Because I have the capability, I researched the County record: the *only* parcel of record owned by the Alta Tierra Association is the 1.33 acre parcel for the lane – from CDT Road to the back portion of the barn lot.

I reviewed Greg's and my purchase documents and find that the well site, the piping, and the tank sites are *easements* which both burden and benefit the property owner according to the relationship of their property to the well, the piping, the tank. There is reference to *one well-site only* in the documents. I'm confused by the statement that the HOA owns another well-site.

Two:

I think that as homeowners we should consider the aesthetics of any changes proposed to the tanks or tank site and how those changes may impact the view of the adjacent property owners.

Three:

As the association ages and changes (death and/or moving on), I'm also concerned about losing the verbal history – that the association has relied on – particularly with respect to the well and the upper part of the road.

 6.17.07

Robin Aeschliman  
Barn lot

## Alta Tierra Association Road

Summary of road work/discussion taken from a review of available HOA minutes and attachments:

October 28, 2000

Billing for additional road work shared by Meadowlark and Steinbeck Country as follows

- Upper road, \$12,318.95, divided into 9 parcels – 1,368.77 plus 227.00 for a total of 1595.77, less 888.89 previously paid leaving a balance of 706.88
- Lower road, \$2,951.08, divided into 13 parcels – 227.00 ea.

December 20, 1999

Assessment of 888.89 for each of nine parcels for road work

May 29, 1991

Assessment of \$250.00 – 8 parcels for balance of Granite Construction road work; billing of \$2,171.00, association paid \$171.00 to make up difference. The original billing, of \$10,171.00 is dated 11/30/90 and indicates a payment of 7,000.00 on 12/31/90. Several late charges added between January and April of 1991 were dropped.

October 13, 1989

Lower road repair assessment of \$4290.00 divided into 13 parcels @ 330.00 ea. for road repair. Note: There are two proposals from Granite Construction dated 12/6/89 (9,226.00) and 10/19/89 (11,858.00). It is noted in the file on November 8, 1989 that the road was double chip sealed.

November 30, 1979

Letter indicating payment of 7,857.50 in December, 1979 to Alta Tierra Association from Edward Evans for Evans' share of road improvements at the time of subdividing one parcel into four parcels.

September 23, 1979

Unclear – minutes reflect costs of undergrounding lines and an association loan to cover the cost.

August 15, 1979

Minutes reflect necessity of payment of 1,593.91 "per family" for undergrounding.

June 21, 1979

Minutes reflect discussion of new road at a cost of approximately \$25,000 to \$30,000.

July 29, 1977

Letter to P. G. & E. to proceed with engineering to underground the electrical service for the Alta Tierra "Association.

August 19, 1976

Discussion of road and bridge repair.

April 15, 1976

Discussion of annual road maintenance

September 22, 1974

Discussion re. obtaining an engineer's report on the bridge and patching road holes prior to winter.

July 11, 1974

Discussion re. taking title to and paying for the road

August 22, 1972

Proposal to underground utilities



STEINBECK COUNTRY NEIGHBORS ASSOCIATION MEETING  
September 15th, 1999 Powell Residence

Meeting called to order at 7:40 pm by President Denny Powell.

Present: Kevin Mayer, Eleen Hall, Jean and Denny Powell, Marit and Ed Evans, Jeff Taylor, Robin and Greg Aeschliman.

Leonard Rabi was present to explain about the road repairs.

The minutes of June 9th, '99 were approved unanimously.

1. Hungerland: Denny explained that though Jacklyn Hungerland had filed for bankruptcy we were able to collect \$4375.73. This includes interest and covers a portion of the road repairs to be made and billed shortly. As you all know Jackie made no payments for the entire time she lived at 294 C.D.T. We paid the bankruptcy lawyer \$300. for help in recovering this amount.

2. Road Repair: Leonard Rabi has explored with Denny and Jeff the needs of the road. It seems that a 4' x 250' culvert needs to be replaced to stop the sheeting of water down the steep part of the road between 294 & 298 also 284 & 276. Also the road needs repair to prevent more damage. The cost for this will be \$8000. to be divided between 8 homes.

Greg wants the culvert by the barn cleaned and repaired so that it won't flood the road. He Jeff and Rabi will check this and give an estimate. Greg will call Scott Naylor to see if he could do this work.

The entrance to our private road needs help. There is a tree in the middle of the creek bed that facilitates the banks being washed out. Rabi has been shoring up the banks with concrete rip rap. Greg would like the bridge checked for loose boards.

Robin ask about a minute book, no one seems to know anything, if each person with past minutes will bring them to the next meeting we will start a book.

Foolishly Eleen offered to be treasurer but it will take some time to organize the accounts sooo patience. Denny suggested a reserve account, Marit suggested \$4000. to start

Respectfully submitted, Sub-sec. Eleen Auvil Hall

HOME OWNERS MEETING, June 9th, 1999  
Powell's Residence

Meeting called to order at 7:42 pm by Denny Powell, President.

Present: Kevin Mayer, Eleen Hall, Jean and Denny Powell, Jeff Taylor, Robin Aeschliman, Marit Evans

Minutes approved 7 yes, Marit Evans abstained.

Agenda settled on:

1. Road
2. Treasurer
3. Water
4. Mail box turn around

1. Denny Keith sent a letter which was read, detailing the fact that Leonard Roby will for time and materials fix the road; diverting the sheeting water with a berm and culverts.

A motion was made and passed that Denny Powell and Jeff Taylor talk to Roby and ask for an estimate. Robin asked that the culvert by the barn also be fixed since it floods the road. Greg reports that there is a problem with the bridge that needs looking into, Jeff will check this out.

2. Pam Cohon will mail a bill and financial report to each member. No one volunteered to be treasurer.

3. Denny Powell wants to think about a hand cranked pump for water emergencies, or a generator.

4. A motion was made to look for rip rap to secure the bank by the mail box turn around. The wire baskets to hold rocks was suggested.

5. It was suggested that the weeds on the roadside be cut. A mirror on the tight turn was suggested, also the old water pipes be replaced.

6. A discussion of the Evans B6 or B8 property on the West side and what that really means. Evidently it means that the parcel cannot be divided again.

Respectfully submitted, Sub-sec. Eleen Auvil

STEINBECK COUNTRY NEIGHBORS ASSOCIATION  
INVOICE FOR ROAD REPAIRS, SEE MINUTES OF SEPT. 15,'99

Each Home owner to pay \$888.89      Due immediately

Make check payable to:

Alta Tierra Association  
278 Corral de Tierra  
Salinas, CA 93908

Don and Nicole Beucke:

We collected a portion of the road fee from Jackie so that all you owe is \$222.22. Hope you move in soon, your fence, in fact your home looks loved now. Good work.

PROPOSAL FOR WATER BILLING SIMPLIFICATION  
December 20, 1999

Because of the muddle with the billing for water and the fact that there are no meter readings from June, also the complexity and time consuming billing procedure the following is proposed for consideration and approval:

I propose to bill in units composed of the number of bodies in each household, with extra units for A. swimming pools, B. landscaping, C. Koi ponds, D. Horses. Each household will be responsible for communicating to the treasurer significant changes in water usage.

The billing for Home owners dues is \$25.00 per month. you will be billed quarterly in March, June, September & December.

Special assessments needed to keep the road in repair and the water flowing will be approved at our meetings and will be identified on your bill.

The water is shared by 9 homes, but not Aeschlimans, (barn lot).

The road is shared by 9 homes top down to where it branches into Meadowlark division. From that point to Corral de Tierra the road costs are split 13 ways. 300 CDT, Joy Evans/Dave Bridges do not share the road cost.

All enquiries and payments to be directed to Alta Tierra Association, 278 Corral de Tierra, Salinas, CA 93908...Eleen Auvil Hall

Home owners meeting of Dec. 20, 1999 the proposed billing change as outlined above was passed as a motion. and is therefore in action.

12/21/27, Eleen Auvil

MINUTES OF THE ANNUAL MEETING OF THE ALTA TIERRA ASSOCIATION  
aka STEINBECK COUNTRY NEIGHBORS

Also invited to attend the meeting and the potluck dinner were the members of the neighboring Meadowlark Mesa Homeowners Association which shares expenses re: the lower private road.

The business meeting was called to order in the early evening at the barn lot on October 31, 2000, by President Dennis Powell. Those present were Myriam Mayer and her daughter; Eleen Auvil; Chris Keith; our hosts, Greg & Robin Aeschilman; Marit Evans; Dennis and Jean Powell; Joy Evans & Dave Bridges; and Patti Willy. Therefore, seven lots of the Alta Tierra Association were represented with one vote per lot.

Eleen Auvil presented the Treasurer's report. The various expenses of the road repairs were included in her report. The balance on hand was approximately \$1700.00. Additional bills for road repairs were presented individually and checks collected. The reports were approved. A new secretary was needed and Marit Evans volunteered to take on this office.

Dennis Powell had been President for several years and wanted to be replaced. It was moved, seconded and approved, that Dave Bridgea serve as President of the Alta Tierra Association and he accepted the office. The President of the Meadowlark Mesa Association is Jim Blandin who was absent.

Various projects were discussed and Dennis Powell volunteered to have the bridge repaired. The surface needs work as broken boards were becoming hazardous. Jeff Taylor remained in charge of the water system. The meeting was adjourned as soon as new and old business was discussed. A pleasant potluck concluded the evening meeting.

Respectfully submitted,

Marit Evans, Recording Secretary

RA

②

BILLING FOR ROAD WORK AS APPROVED BY THE STEINBECK COUNTRY  
NEIGHBORS ASSOCIATION.  
October 28, 2000

Estimate of \$8,000. covered partial work as Jeff Taylor and Denny Powell looked at the job with Leonard Rabe. This was major water damage with improper drainage. This work was done to avoid having to redo the whole road.

On December 20, 1999 the Association agreed to an assessment of \$888.89 for each of 9 parcels. These were billed and paid.

Jeff Taylor and Denny Powell were to look at the balance of the road including the entrance and the mailbox turn around with Rabe to decide on the balance of road work to be done at this time.

The following is the complete billing and payment with the necessary additional assessment needed.

INVOICES PAID TO DATE, BALANCE OWING:

12/21/99	\$4034.78
1/11/00	\$3965.22
2/15/00	\$2352.68
5/30/00	\$ 201.30
9/4/00	\$ 3500.
9/4/00, not payed	<u>\$1216.05</u>
TOTAL	\$15,270.03

This is divided into upper road cost \$12,318.95 and lower road cost 2951.08. Lower road is divided into 13 parcels, or \$227. each, Meadowlark and Steinbeck Country. The Steinbeck Country parcels divide upper road \$12,318.95 by 9 parcels for \$1368.77 plus \$227 equals \$ 1595.77. These parcels have already payed the original assessment of \$888.89 therefore the balance to these parcels is \$706.88.

This needs to be approved by the members, if so consider this the billing.

Submitted by the treasurer, Eleen Auvil Hall

*Robin Reschman - 2 pages*

①

**STEINBECK COUNTRY NEIGHBORS ASSOCIATION MEETING**  
December 20, 1999, Powell Residence

Meeting called to order at 7:42 pm by President Denny Powell.

As there was not a quorum the meeting was informal. The minutes of the September 19th meeting were approved as was the treasurers report. The proposal for a simplified billing system was approved.

ROAD: Rabe has done a good job on the road, there are still a few areas that need work. Jeff will ask Rabe about the two holes on the upper section. The washed out steep area in front of Beuckes will be redone and not charged for. The edge hole by the barn by the barn needs attention as does the entrance from CDT and the mailbox turn around. Jeff and Denny reviewed Rabe's bill and said that it looks reasonable. On this date the bill was \$4034.78.

**New Business:**

1. The water line and storage needs to be looked at with an eye to improving both, (especially with the low water flow this past summer.)
2. The bridge needs some help.

Much discussion along with good food ended the meeting.

Respectfully submitted, Eileen

Checking Account Balance

as of:

12/20/99	\$ 414.27
10/28/00	\$1063.45

PG & E Costs

12/20/99 - 10/19/00	\$2318.31
---------------------	-----------

MISC. COSTS

12/20/99 - 10/19/00	\$1379.11
---------------------	-----------

This page intentionally left blank