

Amador Pines Land Owners' Association Units 2 & 5
Regular Meeting May 19, 2026 6:30 p.m.
APLO Maintenance Shed
27039 Inspiration Drive, Pioneer, CA 95666

MEETING AGENDA

I. Establish Quorum

A. Board of Directors/Officers in attendance:

__Robin Bell, Director, President, __Sam Grimm, Director, Vice-President, __Penny Hill, Director, Treasurer, __John Meehl, Director,
__Charlie Tine, Director, __Terry Gremore, Director, __Craig Hange, Director
Ryan Wagner, Secretary

II. Open Session: Call to Order: _____PM

III. Review and Approve Minutes from March 17, 2026

IV. Reports

A. President's Report

B. Treasurer's Report

V. Committee Reports

A. Welcome Committee

B. Roads

C. Snow

D. Maintenance

E. Brushing

F. Signs/Mailbox/Bulletin Board

G. Park/Pond

H. Landowners' Relations Committee (LRC)

VI. Inspectors of Election

A. Report of election outcome:

Three director seats were open for election, and there were three nominated candidates. Because the number of nominations matches the number of open seats, APLO's election policy allows the Board to use the acclamation process to seat candidates. As outlined in the policy: "If there are the same number or fewer qualified candidates as there are board positions to be filled, then the Board of Directors may, after voting to do so, seat the qualified candidates by acclamation without balloting."

B. The Board of Directors will discuss and may take action on the acclamation process. If the Board votes to use the acclamation process, candidates will be seated at the June 13, 2026, Board of Directors organizational meeting immediately following the Annual Member Meeting. There are three seats up for election in 2026. We have TWO qualified candidates at this time.

Candidates are listed below in random order, using a randomizer from random.org:

- Robin Bell (incumbent)
- Samuel Grimm (incumbent)
- Mitchell Maidrand (withdrew)
- Jeannie Schumann (withdrew)
- Penny Hill (withdrew effective May 19, 2026)

VII. Old/Unfinished Business

A. Update on the contract for towing services with Upcountry Tow in Pioneer

VIII. New Business

A. Annual Director Election 2026

i Recommended Action: Vote to use the acclamation process for the 2026 election. *“The association’s board must have voted to consider the qualified candidates elected by acclamation at a board meeting for which the posted agenda of the meeting included the name of each qualified candidate that would be seated by acclamation via the board vote. (Civ. Code § 5103(e).)”*.

ii Those qualified candidates recommended for election by acclamation are:

- Robin Bell
- Samuel Grimm
- We have ONE vacancy.

B. Director/Officer Resignation: Penny Hill, Treasurer will no longer be a resident within APLO, therefore will be resigning her seat effective May 19, 2026.

C. Director/Officer (Term ends June 13, 2026): Recommended Action: Vote to fill the director seat vacated by Penny Hill effective May 19, 2026 through the end of her term which ends June 13, 2026.

D. Treasurer: Recommended Action: Vote to appoint from the directors (per Davis-Stirling), a treasurer to serve through the end of the current term which ends June 13, 2026.

E. Capital Reserve Overflow Account update (Robin Bell)

F. Discuss and take possible action: Grant offered from Amador Air Quality District - Two weeks of a green waste dumpster beginning August 11, 2026.

G. Amador Fire Safe Council: Ingress/Egress Grant – update (Robin Bell)

H. Sand Storage Hut (Charlie Tine)

I. Snow-plow driver radio signal update (Craig Hange)

J. Firewise certificate: APLO Website: <https://tinyurl.com/4ytc9v8u> This certificate can be submitted to your insurance for a small discount.

K. Amador Resource Conservation District – Chipping days – will return – Fall 2026: <https://www.amadorrcd.org/community-chipping-days>

IX. Open Forum

X. Adjournment: ____ PM

XI. Executive session Call to Order: ____ PM

A. Consideration and Approval of one property to be submitted to the attorney for: lien/foreclosure.

B. Landowners Relations Committee (LRC) discussion/approval for current complaints

XII. Adjourn executive Session: ____ PM

Next Meeting: The Board of Directors will conduct our Annual Organizational Meeting following the Landowners Annual Meeting that begins at noon, Saturday, June 13, 2026 at the APLO Maintenance Yard. The Annual Picnic and Potluck will follow.

Landowners: Come and meet your neighbors!! Join us for our annual barbecue and party at the park. APLO will supply the BBQ tri-tip, plates, and utensils. Please bring a great side dish or dessert to share. If your last name begins with:
A - L please bring a dessert, M - Z please bring a side-dish.

