

July 1, 2017

Dear Fellow Residents of Cabrillo Estates,

Our Annual Meeting is fast approaching and it is an important one!

We are faced with having to make some big decisions regarding our Association and I hope you will ALL participate in making them.

During the last several years it has become increasingly difficult to gather enough interest in the business of CEPOA to 'field a team' to staff the Board and Committees. You'll recall that we surveyed the members and discovered that while MOST of you want the Association to continue and MOST of you love the directory, MOST of you do not have the time, inclination and/or interest to participate regularly on the Board or its committees. (The full results of the survey are on the website if you missed them.)

To deal with that reality, we are proposing **changes to the Bylaws** of the corporation to allow us to have a Board of 3 members: a President/CEO, a Vice President/Membership Chair, and a Secretary/Treasurer/CFO.

There are several other changes to the Bylaws that are a byproduct of those changes. **Please read the entire revised bylaws which are posted on the website ([www.cepalososos.com](http://www.cepalososos.com)) before the meeting.**

While trying not to sound 'doomsday-ish' I do want to emphasize that should the revised Bylaws NOT pass, the current Board will be in the position of having to file to dissolve the corporation. We cannot continue to operate with less than a full complement of 8 directors, as currently required.

IF the changes to the bylaws pass, we have a **slate of officers** ready to serve in the new Board positions. They are Gary Dove (President), Carla Lalley (Vice President) and Michael Simkins (Secretary/Treasurer). ALL have done more than their share over the years for CEPOA and we are very grateful they are willing to step up **again**.

**We are also asking you for two advisory votes.**

The first is to approve up to \$10,000 to fix the sprinklers and **re-landscape** the entry parcels at Rodman and Pecho Road. The funds would come from our reserves, which are currently about \$20,000. Before embarking on such a large project, we want your input.

The second is about permitted **Vacation Rentals**. This is a hot button topic for many and is one about which I've received many emails and phone calls during my tenure as Acting President. Again, this would only be an advisory vote as CEPOA does not have the authority to grant or deny Vacation Rental permits. We are, however, asked for input by the County when someone applies for a permit and would like to have some basis for a response either in favor or against. In addition, we have learned while renewing our Directors & Officers Liability (D&O) insurance that it may become difficult or impossible to obtain if we 'allow' vacation rentals.

We will also be asking for signups at the meeting for a variety of committee positions including **View Preservation** and **Emergency Response**. (I'm sure our guest speaker, **Battalion Chief Alex**, will have something to say about the latter!)

I hope we will see you at the Annual Meeting. Please make your reservations early. IF you are unable to attend, please either vote absentee or give a neighbor your proxy so that we can have as much input as possible.

Thank you!

Maryellen Simkins  
Acting President, CEPOA

(Enclosures)