

**Paradise Cay**  
**Homeowners Meeting Minutes**  
**October 4, 2022, 6:30 pm - 7:30 pm**

Invited: Tom S, Dave A, Susan H, Trip A, Jessica E, Carol C., Jason, Jenn, James

---

Desired Outcomes

- 1) Review ARC status
  - 2) Financial Update
  - 3) Beautification Update
- 

1. Meeting Start : 6:33 pm
  - Approve September Meeting minutes
2. Architectural Review- Dave Smith
  - a. Need to increase communication between ARC and County
  - b. Need more communication to neighbors
3. Secretary Report
  - a. Status of organization - Dave
    - i. HOA in compliance with State Tax
    - ii. Federal status requires clarification
    - iii. ACTION: Dave/Susan to consult with Attorney/CPA
4. Finance
  - a. Treasury report – Susan
    - i. Balance - \$ 33, 659
5. Beautification
  - a. Marina Park - Carol- 20 min
    - i. Estimates - Continuing to developing estimates
    - ii. Next steps - Shlomit to review estimates and better define actual cost
  - b. Beautification Opportunities
    - i. Remind neighbors about vegetation opportunities to enhance appearance of the Cay
6. New Business

**Paradise Cay**  
**Homeowners Meeting Minutes**  
**October 4, 2022, 6:30 pm - 7:30 pm**

- a. 10/19 2-3 pm CSA 29 meeting - County at TYC
  - b. HOA role with 4576 Paradise disputes
    - i. Agricultural Permit by Sierra Pines LLC
      - 1. Tiburon Planning asked for more research on several concerns from community
      - 2. Tiburon Planning will make a decision about the conditional use permit in the future
    - ii. Paradise Cay access by Sierra Pines LLC
      - 1. ACTION: Tom will communicate role of HOA to regarding issues
7. Social
- a. Fall Street Party - Report out – Trip – 10 Min
    - i. Halloween Party
    - ii. Action: Trip to direct program
8. Reminder: The [2022 draft calendar is here.](#)
9. Meeting ends 8:15 pm