

California Pines Property Owners' Association

Annual Meeting Minutes

May 18, 2019

The meeting, held at California Pines, was called to order by President Dave Lake at 9:02 am. Members of the Board of Directors present were Dave Lake, Richard Mund, Dan Brooks, Ron Brack, Jim Niemiec, Dale Hadley and Jodi Frey. Absent was Bob Cunningham. There were 37 additional POA members present.

Dave welcomed everyone to the meeting and polled the audience to see who traveled the farthest. Answer: Jerry Reilly (from Texas). Dave applauded the staff at the lodge, saying they are doing an excellent job. Dinners are great at the lakeside dining room and the grounds have seen some landscaping improvements in recent days. He explained the lodge has many private and public events planned for the summer (weddings, dinner parties and birthday parties to name a few). The lodge is already fully booked for the Fandango Days celebration in July.

Dave introduced the Inspector of Elections, Rose Boulade, who announced a quorum of votes had been received for the meeting and election of directors.

It was moved by Richard and seconded by Dan to accept the minutes of the March 17th, 2018 Annual Meeting as published in last year's Log. Motion passed.

The treasurer's report was given by Dan Brooks. Total in operating accounts is \$766,542.62 and total in reserve accounts is \$713,904.33, for a grand total of \$1,480,446.95. The Statement of Cashflows for the year ended December 31, 2018 was reviewed (see attached). Revenues totaled \$1,256,863.77 and expenditures totaled \$1,011,104.93, leaving a net cash provided by operations of \$245,758.84. It was moved by Richard and seconded by Dale to accept the treasurer's report. Motion passed.

Spencer Weinerman of Weber & Associates was introduced. He represents the collection agency retained by the association for the past three years. He reported the agency has collected \$793,053 to date from property owners in arrears. The agency keeps 35% of any money collected through their efforts. He noted last year saw an increase in the collections, due in part to the company flagging credit reports. Spencer recommended a second or third billing each year and maybe do follow-up calls to owners that do not pay their dues in a timely manner.

Election of Directors: There were no nominations from the floor. Dave read the results of the ballots submitted by the Inspector of Elections. Larry Quigley and Jim Niemiec, having received the most votes, were elected to the board for the ensuing three year term.

On-Site Administrator's Report: Dave Lake reported the rooms at the lodge have new TVs and have a new TV provider that offers more channels and better service at a less expensive cost to the association. 10 new beds were purchased last fall and a rotating schedule for future replacements has been implemented. The lobby, dining room and bar area were deep cleaned, including carpet shampoo. The staff did an excellent job. Purchases for the kitchen and bar area include new stainless steel sinks and prep counter, a condiment station and a new ice machine. Storage areas have been remodeled. In recent weeks, the fence around the playground was installed. Dave reminded parents to still practice due diligence and keep close eyes on the children. The main water line on the east side of the lodge was

replaced using improved pipe that should last 50 years. Brush has been removed from the dam, per the state inspector's recommendation in 2018. The inspector is expected again sometime this month. The maintenance crew has begun grading the lake unit roads and summer will see major work done on the hill units. In June, the parking lot at the lodge will be repaved. Also this summer, the banquet room at the lodge will be reroofed.

There was no unfinished business.

New Business: The board had proposed dues be increased from \$85.00 per lot per year to \$95.00 per lot per year beginning in 2020. There was much discussion from property owners present. A voice vote was taken of property owners present. The increase passed 85.5% to 14.5%.

Questions and Comments from the floor

How many maintenance/grounds keepers are employed at Cal Pines? Only 3 and they also maintain the roads and plow snow during the winter.

It was suggested a neighborhood watch be implanted with volunteers being paid for their gas and time.

It was suggested the POA go digital.

Has there been any improvement to the internet at the lodge? No

Will there be any work done on the campgrounds this summer? Dan reported last year volunteers worked over 400 hours to clean trash from empty lots and clean brush and downed trees at Deer Springs campground. Dates for this year's clean up committee are tentatively set for June 22 and 29 and July 13 and 20. It was suggested the group consider spending time at Pine Cone Campground.

CC&Rs were discussed. An owner asked if the board could do anything about the lots on Shasta View (the main entrance to the lodge). One empty lot has a garage that is in disrepair, there is a tanker truck on another empty lot. Lots should be maintained to show pride in the community. Owners thought the board should be more diligent in enforcing the CC&Rs. One owner stated no reasonable use of property can be denied.

An owner thought the board should not have raised dues if they are considering spending funds on an RV park at the lodge. (Note from the Board: the increase in dues was not proposed in order to build an RV park.)

Dave and Jodi presented retired director Joe Munoz with a plaque thanking him for his many years of service to Cal Pines. Joe thanked the members, said he was proud to have served the last 45 years on the board and Cal Pines would always have a special place in his heart.

There being no further business, it was moved by Dan and seconded by Dale the meeting be adjourned.

The meeting was adjourned by President Dave Lake at 10:35 am.

Respectfully Submitted,

Jodi Frey, POA Secretary

