

California Pines Property Owners' Association
Board of Directors Meeting
September 11, 2018

The meeting, held at California Pines Lodge, was called to order by President Dave Lake at 9:00 am. Board members present were Dave Lake, Richard Mund, Jim Niemiec, Dale Hadley, Dan Brooks, Bob Cunningham and Jodi Frey. Absent were Joe Munoz and Ron Brack. There were 8 additional property owners present.

It was moved by Dan and seconded by Richard the minutes of the June 20th meeting be approved as written. (The minutes had been mailed to board members). Motion passed.

The treasurer's report was given by Dan: \$637,290.98 in operating accounts; \$658,545.95 in reserve accounts for a total of \$1,295,836.93. It was moved by Jodi and seconded by Dale the report be approved. Motion passed.

Richard reported road work was in progress on Overland and Larsen Roads. The crews will then be moving down the hill. He noted about half the roadwork budget has been spent to date. Question: who maintains Cal Pines Blvd. or Canyon Creek Road? Answer: The County owns the paved part and Cal Pines is responsible for the end of the pavement thru Hill Unit 5. Question: Will Truckee Road have work done this summer? Answer: It is supposed to be.

Old Business: the board received an email from Ron regarding the water and dump truck. The association has a snowplow attached to a dump truck. It needs a new engine, but purchasing an engine is more economical than buying another truck. He has a water truck that he will lend the association when needed. Richard stated the water truck is in poor condition and it would be in the association's best interest to purchase our own. No action was taken at this time.

New Business: After reviewing the 2018 budget with year-to-date expenses, it was moved by Jodi and seconded by Dan that the following budget items be allocated additional funds: \$3,000 to Worker's Comp Insurance, \$200.00 to Fees, Permits, Misc. Taxes and Licenses, \$2,000.00 to Accounting and Auditing, \$100.00 to State Income Tax, \$2,000.00 to Computer Hardware and Maintenance, \$5,000.00 to Dam Maintenance and \$2,000.00 to Swimming Pool Maintenance. Motion passed. After further review, it was moved by Richard and seconded by Bob that an additional \$20,000.00 be allocated to General Insurance. Motion passed.

A proposed 2019 budget was presented. The budget reflects the decline in membership dues collected over the last few years and takes into effect the additional funds needed in the 2018 budget as listed above. It was moved by Jim and seconded by Dan the 2019 budget with revenues totaling \$1,053,500.00 and expenses totaling \$1,053,500.00 (see attached) be approved. Motion passed.

It was moved by Dan and seconded by Richard the board meetings for 2019 be held the 3rd Wednesday of each month with the exception of May and December. The Annual Meeting is the 3rd Saturday of May (the 18th) and the board will meet immediately following the Annual Meeting. There will be no meeting in December. Motion passed.

The formation and responsibilities of the Architectural Committee was discussed. Dave read the charter for this committee that had been written a few years ago. Some of the information in this proposal needs to be revised to adhere to state codes. It was moved by Dan and seconded by Richard the on-site

committee prepare a guidelines and information packet for the Architectural Committee to be ready for board approval at the January meeting. Motion passed. Several property owners volunteered to be on this committee. A sign-up sheet was passed around.

Timelines for projects were discussed. It was moved by Dan and seconded by Richard that in the future, motions for projects will include a reasonable date of expected completion or dates for periodic progress reports. Motion passed.

Comments & questions from property owners: A property owner requested a variance for the CC&Rs. Several property owners had rebuttal arguments to this request and stressed the CC&Rs should be enforced.

Question: Are the CC&Rs going to be updated next year and when was the last time this was done?
Answer: Richard stated the last update was several years ago. Typically, only about 10% of the property owners respond to election ballots, etc. so it is anticipated it will take several mailings to get enough responses (50% plus 1) to change or amend the CC&Rs. Richard suggested when this project begins, many property owners should participate in the writing process.

A property owner stated any contract for outside labor should include a penalty fee if the job is not completed on time.

There was a thank you to all the people who helped on the Clean up Cal Pines committee this summer, including Dan who organized the campaign. Dan thanked Todd for making the fire rings for the campgrounds. A lot of clean up was accomplished and Dan hopes to continue the work next summer.

There being no further business, the meeting was adjourned at 10:27 am by President Dave Lake.

Respectfully Submitted,

Jodi Frey, CPPOA Secretary