

California Pines Property Owners' Association

Executive Board Meeting Minutes

January 17, 2019

The meeting, held at California Pines was called to order by President Dave Lake at 9:01 am. Board members present were Dave Lake, Dan Brooks, Richard Mund, Dale Hadley, Ron Brack and Jodi Frey. Absent were Joe Munoz, Bob Cunningham and Jim Niemiec. There were 12 additional property owners in attendance.

The secretary read the minutes of the September 11, 2018 meeting. It was moved by Dan and seconded by Dale the minutes be approved as read. Motion passed.

The treasurer's report was given by Dan: balance in reserve accounts is \$658,511 and general checking and savings account balance is \$621,714 for a total of \$1,280,714. It was moved by Richard and seconded by Jodi to accept the treasurer's report. Motion passed.

On-Site Administrator's report: Dave reported there were some issues with the annual dues billing for some property owners which generated a letter in error from the collection agency. The owners involved had contacted the office. The problem has been addressed and corrections have been made. Dave reported plowing has only been needed a few times this winter, today is one of them.

There were 5 events at the lodge during December and the staff did an excellent job. There are several weddings already booked at the lodge for the upcoming summer. New tablecloths and napkins in a variety of colors have been purchased for holidays and special events.

There is a new stereo system in the bar, replacing the juke box. There broken air hockey game has been removed.

There is remodeling and upgrades being done in the kitchen and new uniforms have been purchased for the wait staff.

Also purchased was a new washing machine for housekeeping and a battery powered backpack blower. The maintenance department has been landscaping: tree trimming and brush removal.

Dave has contacted SHN engineering for bids for the EAP (emergency action plan) required by the State in the event Donovan Dam fails. The plan will include maps and specific instructions in the event of an emergency. SHN is also drawing up a preliminary sketch and budget to build an RV area adjacent to the lodge. The plan is for 5-10 spaces to be built with a bathroom and laundry facility.

Old Business: Dan reported the board had approved \$10,000 in June 2018 for a feasibility study to build an RV park on the POA grounds. The board has contracted with SHN engineering for preliminary drawings and cost estimates (fees, permits, materials and labor). Cost for this contract was \$8500.00 and the board will have the information for the March or April meeting.

Helicopter pad – The board still had not heard from Altec who was asked to survey the lot. Ron suggested the board contact Anderson Engineering in Lakeview or a company in Susanville since the Alturas business seems too busy to handle our request. Dave will check with these other companies.

Playground fencing- Vinyl fencing around the playground had previously been approved by the board but has not yet been installed. It was noted the playground needs a barrier from the parking spots around the lodge as small children have darted out between cars. Karen Hallman reported vinyl splinters after a few years and breaks down if a weed eater is used. The board was directed to check state rules regarding fences around playgrounds and to check with the insurance company. Most owners would like to see something more esthetically pleasing to the lodge (outdoor) than a vinyl white picket fence.

Dave clarified the monthly board meeting dates. The board had voted to hold the meetings on the 3rd Wednesdays of the month this year. This meeting was posted as Thursday in error. Moving forward, the meetings will be on Wednesdays, except for May and December. Next meeting is February 20th at 9 am. Dave announced the Architectural committee had been selected and he had information binders for each one.

New Business: The Log was discussed. It was moved by Dan and seconded by Richard that one Log be published this year (after the Annual Meeting in May). Motion passed. Karen suggested it include an article on the campgrounds and other areas the POA owns in Cal Pines. It was hoped that by showing work Cal Pines is doing on the common areas, other property owners would be motivated to clean their lots.

Dan reported he had met with the accountant and it was suggested the POA establish a reserve account for equipment (snowplows, dump truck, etc.). Dan stressed the board should have specific accounts set up for any common area with a less than 30 year life span. It was moved by Jodi and seconded by Dan that the board open a money market account at Plumas Bank with an initial deposit of \$50,000.00 for equipment repair and/or replacement. Motion passed.

Dave requested board approval to purchase 10 beds for the motel rooms at the lodge, cost is \$5925. It was moved by Dan and seconded by Richard to approve this purchase. Motion passed. Dave then asked the board to clarify his limits on spending without board approval. Individual expenses less than \$2500 that are budgeted items do not need board approval. If a purchase is necessary between meetings that exceed this amount, Dave should do a telephone vote of the board members.

Dave reported the lodge is switching from Direct TV to Dish Network for television service. This move is being made for better service and at a cost savings. The system should be installed next week.

Election: Anyone wishing to run for the board this year should submit his/her name and a candidate's statement to be sent with the election materials by the February 20th meeting. Annual meeting notices will be printed in March.

Round Table: Question: Is there anything in writing that prohibits motorboats (specifically trolling motors) on the lake? Dave and Dan will research this (check with insurance and state regulations). The Cal Pines Fire Department wishes to sponsor a kids fishing derby with proceeds being split between the POA and the fire department.

Question: What is the status of the singlewide mobile home that was moved in this fall? Answer: Dave reported it is in the hands of the county planning department. It was suggested owners visit the department with complaints or concerns.

There being no further business, it was moved by Richard and seconded by Jodi the meeting be adjourned. Motion passed. Dave thanked everyone for attending and adjourned the meeting at 10:07 am.

Respectfully Submitted,

Jodi Frey, Secretary