

California Pines Property Owner's Association

Board of Directorss Meeting

01/20/2021

Board Members attending - Karen Hallman, Richard Mund, Dave Lake, Larry Quigley, Jodie Frey

Meeting called to order by Dave Lake

Minutes of the meeting 11/20/20. Motion by to accept minutes as read by Larry 2nd by Richard - all approved motion passed

Treasurers report - as of 1/15/20 - Total of operating cost and reserves is \$1,795,459.37

The new round of payroll protection funds are coming out - To qualify the lodge must show a 25% reduction of income for the last year.

We will have to check to see if we qualify. Motion made by Karen to approve the treasures report as read, 2nd by Richard all approved.

Motion passed.

OnSite Administrators report - We are putting together a plan to make the handicap room up to ADA compliant.

We had a covid scare. 3 employees had to take time off. Amber, Ruby and Dave filled in as needed.

Dave has been able to use the new truck we purchased to plow the lower hill units from Hickock down.

He has been in contact with new owners in the hill units advising them of the CC&R as well as the camping ordinances - One of the owners said they had been told by the seller that the camping rules were very relaxed. Dave advised them that he was working with county officials to

enforce these ordinance. He also call the realtor and asked them to stop giving out wrong information. Dave also ask them that if they had

any questions to contact him.

Dave has been in contact with the sheriffs office regarding a new problem in the mobile home park with squatters moving in to abandoned properties. The sheriff's office is trying to come up with a plan.

He has been staying in contact with Mr. Pedoti regarding the repairs on the Donovan Dam on a weekly basis

The stairs on the north wing are in disrepair and need to be fixed.

Jodie moved to approve the onsite adminatrators report 2nd by Karen all approved, motion passed.

Larry requested more information on the status of the dam - Per Dave, Mr. Pedoti was out there Monday - He put a cofer dam around the diverstion box.

When he went to start the pony motor on his water truck it would not start. He is getting the necessary parts to do the repairs. He is working on getting the diversion box mucked out.

New Business - Regarding upgrading the handicap room to ADA compliance - Dave has researched the costs of roll in showers - Estimated cost

\$3405 shower

\$169 Toilet

\$405 vanity sink

\$89 ADA complian faucets

Plus costs for door knobs -

Estimated total cost \$5,000

This can be done current staff

Jodie moved that we approve the funds to bring room 21 up to ADA compliance, 2nd by Larry - all approved - Motion passed.

Stairs on the back of the west wing - Richard suggested that any estimate we get would be for just replacement of the stairs and deck and also get an estimate to have a cover over the deck to try to preserve the new deck. Richard motioned to approve getting estimates for stairs and deck and 2nd estimate to add a cover. 2nd by Karen all approved - motion passed

Discussion of changing board meetings to bi-monthly - Larry motioned to change meeting to bi-monthly 2nd by Jodi - all approved - motion passed.

Discussion of changing day of meeting from Wednesday to Thursday - Also change the the days for the Site Administrator from Wednesday thru Sunday to Tues thru Saturday. The decision was to keep the Board meetings on Wednesday and change the Site Administrator to Tues thru Saturday - Motion by Karen to accept - 2nd by Richard all approved - motion passed

Next Board meeting will be March 17th.

Discussion regarding restaurant hours and menus for special occasions during the pandemic. The head cook and the Site Adminstrator advised that they had already made plans for Valentines day - 2 options one for open and one for close. It was suggested that we plan the the restaurant hours and menus as the holidays come up.

Regarding the squatters moving in to the trailer park - Larry wanted to know why the POA could not go in and clean up the lots. Most of the lots the owners are deceased. As discussed last meeting since we do not own the lots the POA cannot legally "clean up" the lots. Should the POA purchase the lots through the tax sale we would not be able to do anything on the lots for one year. The previous owner or their heirs have one year to challenge the sale. Dave stated he is working with the county to see what can be done. Larry offered to go to the Health Dept and speak to Warren and let him know that these abandoned trailers are a health concern. Amber advised that Holly at CSD has filed complaints with Environmental Health. Dave stated that he also has filed complaints with them. Richard volunteered to check with the state what is needed to get ownership of the mobile homes. Larry stated he would contact Brian Dahle, (state Senator) and Doug LaMalfa (US Rep.) and get the information needed. He will have the info at the next meeting.

Discussion regarding restaurant opening. Valentines day is already set and Mothers Day.

Room rates for the motel. Jodie did some research - Trailside Inn rates \$90/night - Super 8 \$100/night - Rim Rock \$88/night. Suggested rate \$80/night - Motion by Larry to raise the motel rate to \$80/night 2nd by Karen - All approved Motion passed.

Re annual meeting - Candidate statements due by Feb 1st - The meeting is scheduled for May 15.

RV Park survey results so far - Question - Do you want an RV Park? - 443-Yes 1106-No Would you use it? 329-Yes 1189-No Would you vote for an assesment? 370-Yes 1170-No.

Larry requested information on cost vs return on the trailer park - Dave suggested it be tabled for now.

Meeting opened to zoom views for questions -

Owner Jerry - Procedure question - He will call the office direct for clarification.

Rachael & Dave - Suggestion for the handicap renovation - shower chair (it's on the list)
Questions regarding trash - Referred to CSD.

No further questions - Motion by Larry to close the meeting 2nd by Richard all approved - Meeting closed

Karen Hallman, Secretary