

California Pines Property Owners' Association

Board of Directors Meeting Minutes

February 19, 2020

The meeting, held at California Pines, was called to order by President Dave Lake at 9:00 am. Board members present were Dave Lake, Dan Brooks, Richard Mund, Bob Cunningham and Jodi Frey. Absent were Larry Quigley and Jim Niemiec.

Dave read the minutes of the November 11, 2019 meeting. It was noted the Modoc County Board of Supervisors meetings are held on the 1st and 3rd Tuesdays each month, not the 2nd and 4th as stated in the minutes. It was moved by Dan and seconded by Richard the minutes be approved as corrected. Motion passed.

Dave read the minutes of the January 15, 2020 meeting. It was moved by Richard and seconded by Dan the minutes be approved as read. Motion passed.

Treasurer's Report: Dan reported the following balances: US Bank Money Market Operating Account \$439,449.60; Plumas Bank Checking Account \$4,696.85; Plumas Bank General Account \$354,397.07; Cash in tills and safe \$5,421.18 for a total in operating accounts of \$803,964.71. Reserve Account totals: Plumas Bank CDs \$225,402.17; Quest Star Capital CD \$211,284.76; Plumas Bank Equipment Reserve \$100,130.29 Pacific Crest Money Market \$232,204.50 for a total in reserves of \$769,021.71. Total in operating and reserve funds \$1,572,986.42. It was moved by Jodi and seconded by Richard the treasurer's report be approved. Motion passed.

On-Site Administrator's report: Dave announced the lodge will be hosting a luau on June 20th. The roof replacement for the banquet room will begin May 18th. The architectural plans for the French drain on Donovan Dam have been received and the contractor will begin the work this week. Dave had updated radio ads for the lodge and they will now be aired on stations covering areas from Bend, OR to South Lake Tahoe, CA. Dave had received the plans for the maintenance shed with cost estimates at about \$35,000. After discussion, it was decided to get quotes for a larger shed before proceeding. Dave had purchased computers for the offices at the lodge. The old ones had Windows 7 that is now unsupported by Microsoft. Dave thanked Rachel for her diligent work in the Web page. It was reported the sewer had backed up at the lodge last month. The CDS was unavailable to fix the problem in a timely manner, but did loan the POA the equipment necessary. Dave did the necessary work. It was moved by Richard and seconded by Dan the On-Site- Administrator's report be accepted. Motion passed.

Committee Reports: Dan reported the solar committee meets every Wednesday at 10:00 am. They had contacted 6 companies and received 4 proposals to date. Two companies in Redding have 5 star ratings. In researching this project, it was found the POA was renting 7 electric meters from Surprise Valley Electric. These meters have been consolidated into a single meter, a savings of about \$150.00 per month to the POA.

Old Business: Dan reported the 2016 financial review should be completed shortly. It will be published on the website and copies will be available in the office.

New Business: After discussion of the purchase of a new tractor (for road work & snow plowing), it was moved by Richard and seconded by Dan to table any decision until the fall. Motion passed.

The New Holland tractor had been sent for repair and it is estimated the repairs, including a new engine with warranty, would cost about \$18,000.00. It was moved by Richard and seconded by Dan to approve this option. Motion passed.

It was moved by Richard and seconded by Dan the board approve a purchase of a four-wheel drive ¾ or 1 ton pickup with a snow blade to be used to haul the dump trailer and for plowing/road work in the lake units. Motion passed.

Dan requested the board approve the opening of a new account with Edward Jones Financial. The account will be FDIC insured and interest rates are higher than the accounts in our current financial institutions. It was moved by Dan the POA open this account with \$200,000 to be moved from the US Bank money market account. Motion was seconded by Bob and passed.

Dave requested the board approve printing of a brochure that would highlight events the lodge can host (weddings, reunions, etc.) It was moved by Dan and seconded by Richard that the brochures be printed. Motion passed.

It was noted elections are to be held at the Annual meeting in May. There are three seats up for election. Dan, Bob and Richard all stated they are running for re-election. Any other members wishing his/her name on the ballot need to submit a candidate's statement to the office by the end of the month. Ballots and election packets will be printed and mailed in March.

Round Table: A member requested the board consider opening a small mini-mart type store.

A member asked what the maintenance garage square footage will be. It was originally bid at 24 X 36 feet, but it was decided to increase it to 30 X 40 with two bays, 12' high garage doors and a corner office.

A member suggested the restrooms in the lodge are in need of repair and should be a priority.

The history of the Little Red School House is still being researched.

A member asked when the fine and fee schedule would be approved and implemented. Answer: the board is working with the attorney on this project and should have a draft ready for approval soon.

It was suggested signs "use at your own risk" be placed on the gravel/dirt roads in the hill units.

A member noted the water from the CSD had just been tested and received rave reviews...it's has had the highest rating for the last 30 years and is recognized nationally as very clean and clear.

It was suggested the POA encourage legal real estate structures and maybe allow variances on the square footage requirements allowed in the CC&Rs. This will prevent micro dwellings with stuff piled up outside and around lots. Suggestion: 600 square feet structures instead of 1000 as required now.

Dave reminded those in attendance the Community Services District will hold its Board meeting this afternoon at 4:00. He encouraged all to attend.

There being no further business to come before the board, it was moved by Dan and seconded by Richard the meeting be adjourned. Motion passed.

The meeting was adjourned by President Dave Lake at 10:02 am.

Respectfully Submitted,

Jodi Frey, Secretary

Note: In closed session, the board approved a contract for a landscaping company to work 9 months per year. This would free up maintenance personnel to work on other needed projects and also lower employee payroll, keep workman's comp insurance down, etc.