

California Pines Property Owners' Association

Board of Directors Meeting

March 20, 2019

The meeting, held at California Pines, was called to order by President Dave Lake at 9:00 am. Board members present were Dave Lake, Ron Brack, Dales Hadley, Dan Brooks, Richard Mund and Jodi Frey. There were 14 other members present.

The minutes of the February 20th meeting were read by the secretary. It was moved by Ron and seconded by Richard the minutes be approved as read. Motion passed.

The treasurer's report was given by Dan (see attached for breakdown). Balance in the operating accounts is \$673,812.71; balance in the reserve accounts is \$708,670.30 for a total of \$1,382,483.01. It was moved by Richard and seconded by Ron to accept the treasurer's report. Motion passed.

On-Site Administrator's Report – Dave reported he had checked with the insurance carrier for event insurance to use motorized boats on the lake. There were no insurance agents willing to do this. The current policy does not cover motorized vehicles, specifically trolling motors. Dave then requested the broker quote prices with and without this insurance in our next policy so the board can compare the two.

Dave reminded property owners the snowplows cannot plow roads with vehicles parked in the road. It is a safety hazard. If you have a vehicle in the road, that road will not be plowed.

Old Business – There was no detailed report from SNL engineering on the RV Park. He had contacted Dave with the information the area selected by the POA would only hold 9 spots, not 10 as originally speculated. And cost will be about \$430,000 to build. The board should have the plans and cost breakdown by the Annual Meeting.

A dues increase had been proposed at the last meeting and tabled to this one. It was noted the minimum wage is going up and cost of goods will increase accordingly. One property owner questioned the board's authority to raise dues. Per our attorney and state code, dues may be raised up to 20% by the board without a vote of the property owners. One property owner questioned the raising of dues at the same time the board is considering building an RV Park. Dan reminded members the board has an obligation to maintain and replace any common areas. After much discussion, it was moved by Richard and seconded by Ron to raise dues to \$95.00 per lot per year beginning in 2020. Motion passed.

New Business - Motel rates were discussed. It was moved by Dale and seconded by Ron to increase the motel room rate to \$75.00 per night. Motion passed. It was moved by Dan and seconded by Dale to increase the price of the rooms with kitchenettes to \$121.00 per night. Property owners in good standing will be given a 10% discount. Motion passed.

It was moved by Jodi and seconded by Dan pool hours at the lodge be extended to 8:00 pm. In years past, the pool was closed at 6:00. The increase would impact the payroll at the lodge slightly, but would also benefit those staying at the motel and local property owners who work. Motion passed.

Dave had reviewed the state dam inspector's report regarding Donovan Dam issues. The report called for an engineered survey and plans to repair the drainage area on the south side of the dam. It was

moved by Ron and seconded by Richard the board approve up to \$10,000 for SNL Engineering to inspect, survey and engineer plans to correct the issues. Motion passed.

Dave requested the board approve funds for a new database system for the accounting office. He thought the cost would be less than \$20,000. It was moved by Ron and seconded by Dan the board approve this expenditure. Motion passed.

The Little Red School House was discussed. It has fallen into disrepair and is a safety hazard. Dave had boarded up some windows that were broken. It was decided to see if the local fair would be interested in moving it to that location for display. Dave stated he could get bids to raze it or repair it. No action was taken at this time.

Next meeting was announced as April 17th at 9:00 am.

Round Table – Larry Quigley thought property owners should not be upset about the dues increase. The increase is less than \$1.00 per month and the money goes to improve the lodge buildings and for snow removal and road repairs.

Karen Hallman reported on road conditions in the hill units. She thought Truckee would need gravel this summer.

Dana Hocking thought the dues are fair for the services the POA provides and reminded everyone that though Modoc County is a depressed economy, it's still a nice place to live.

There being no further business, it was moved by Richard and seconded by Ron the meeting be adjourned. The meeting was adjourned by President Dave Lake at 10:27 am.

Respectfully Submitted,

Jodi Frey, POA Secretary