

# California Pines Property Owners' Association

## Board of Director Meeting September 18, 2019 Minutes

The meeting, held at California Pines, was called to order by Vice President Richard Mund at 9:01 am. Board members present were Richard Mund, Dan Brooks, Bob Cunningham, Larry Quigley and Jodi Frey. Absent were Dave Lake and Jim Niemiec.

The minutes of the August 21<sup>st</sup> meeting were read by the secretary. It was moved by Larry and seconded by Dan the minutes be approved as read. Motion passed.

The treasurer's report was given by Dan as follows: cash on hand: \$4,619.43; US Bank Money Market Account \$339,250.54; Plumas Bank incidental account \$4884.85; Plumas Bank General Account \$138,079.90 for a total of \$486,834.72 in operating accounts. Reserve Account balances are: Plumas Bank \$224,662.14; Quest Star \$207,881.01; Pacific Crest \$231,864.10 and equipment fund \$50,064.76 for a total of \$714,472.01. Total of all accounts is \$1,201,306.73. It was moved by Larry and seconded by Bob to accept the treasurer's report. Motion passed.

On-Site Administrator's Report: Richard gave the report in the absence of Dave. The dam is due to have a state inspection by October 31<sup>st</sup>. There has been no progress report from SNH engineering on the plans for a French drain for the dam or on the reserve study for the POA assets. When Dave last contacted them, they thought the reports would be completed by the end of the month. Dave is ordering new dishes and silverware for the kitchen (300 sets). Dave asked the board to consider funding for a maintenance shop, roof on banquet room (this has been approved, but will be done next spring), continuation of remodels for the motel rooms, upgrades for interior décor, roadwork, repair of the floor in the bar and installing a french drain on the dam. These items need to be included in the 2020 budget if the board wants to move forward on any of these projects. It was moved by Dan and seconded by Larry to accept the On-Site Administrator's report. Motion passed.

Larry Quigley had met with the county engineer, Zach DeGraeve, regarding County Road 71 (Cal Pines Blvd.). Currently the county maintains the road to the end of the pavement and Cal Pines maintains the road from that point on (the gravel portion). Larry asked if the county would take over the entire road. Zach stated he could not see any obstacles to this. The question was raised: would the county snowplow the the entire length of the road? Larry stated Zach would like to come to the next meeting and be placed on the agenda.

Old Business: The board is still working on the final draft for the Rules and Regulations.

An individual requested permission to rent/lease the buffalo field for \$50.00/month. The field would be used for 2 horses and a donkey. Liability issues were raised and noise concerns were voiced by the property owners in attendance. It was moved by Dan and seconded by Larry the board table this item until further investigation.

New Business: It was moved by Jodi and seconded by Dan the date dues are due be reinstated to January 1<sup>st</sup> of each year, as written in the CC&Rs. Motion passed.

It was moved by Dan and seconded by Larry the board approve and allocate funds in the 2020 budget for an audit of the 2019 financial records. Motion passed.

The board reviewed the budget and expenses to date. It was moved by Jodi and seconded by Dan that the board approve additional funds for Office supplies (\$4,000.00), Contract Labor (1,000.00), Dam Maintenance (\$1,000.00), Advertising (\$2,000.00), Furnishings for Motel and Lodge (\$1,200.00) and Postage (\$4,000.00). Motion passed.

There was much discussion on the budget format. Currently, the POA budget lists all expense line items as a whole. Many members have requested the board separate the items to POA costs and Lodge costs. It was moved by Larry and seconded by Dan the board adopt this new format. Motion passed.

Round Table: Comments and concerns from members included:

1. There is a great staff in the kitchen; Don't replace them.
2. There were many comments regarding the restaurant. The food is great, but the business is floundering. Sue Cunningham (who spent many years in the restaurant business) volunteered to audit the kitchen for a week and report to the board any areas where improvements could be made.
3. Restaurant is great but advertising needs to be improved to bring more people to the lodge (example: people traveling to Hot August Nights in Reno, Burning Man attendees, etc.)
4. The lodge has received many compliments on events held here.
5. The board was presented with a written complaint involving an employee and the complainant stressed the employee handbook policies and procedures need to be followed without bias.
6. The board needs to work on public relations and communications.
7. The restaurant needs to offer low or no carb food at the Sunday Brunch.
8. A question was asked if the lodge is on FaceBook? Answer: yes. The board thanked our WebMaster, Rachel for all her hard work.
9. There was appreciation expressed for the board and all their hard work. It was suggested they need more community involvement to do a good job.
10. The comment was made that a more detailed budget would be nice.

Richard announced the board would now work on the budget for 2020 and during this process, no comments would be allowed from the members in attendance. It was moved by Jodi and seconded by Larry the attached budget be approved. Motion passed.

There being no further business to come before the board, it was moved by Larry and seconded by Bob the meeting be adjourned. Richard adjourned the meeting at 12:16 pm.

Respectfully Submitted,

Jodi Frey, Secretary