

California Pines Property Owners' Association

Board of Directors Meeting

June 20, 2018

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

It was moved by Richard and seconded by Dan the minutes of the March 17th meeting be approved as written. Motion passed.

Vote for Restated Bylaws: Rose Boulade was introduced as the Inspector of Elections. She reported 5485 ballots for the restatement of the bylaws were mailed to members in good standing. 1410 envelopes were returned representing 1932 lots. A quorum was reached. There were 1867 votes cast to approve the restated bylaws and 67 votes to disapprove. The board declared the restated bylaws passed.

Treasurer's Report was given by Dan (see attached). It was moved by Richard and seconded by Dale the treasurer's report be accepted. Motion passed.

On-Site Administrator's Report: Richard reported the poplar trees around the lodge and on Shasta View are being trimmed (dead limbs removed). The trees are aging and a property owner asked if there were any plans to replace them. Not at this time. It was suggested the ones by the playground be replaced with low maintenance, fast growing Japanese Maples as were planted at Modoc High School.

Richard stated he would contact Eagle Peek for road work to be done in August and September. Though dues income is down this year, funds were budgeted for this project and are available. A property owner questioned if road work could be avoided on the roads that have no owners living on them. Answer: The POA is responsible for all the roads; those with higher traffic get first service. Karen Hallman suggested a sprayer be purchased to spray herbicide on the weedy roads. She had priced them at Coastal and a 20 gallon tow behind is about \$300. A 65 gallon that mounts on a pick up bed is about \$700.00. It was noted a tank to hold the herbicide would need to be purchased and 65 gallons would not last long of it sprayed 3.8 gallons per minute.

The west wing of the lodge is still experiencing phone line problems (the phone company does not consider this area a high priority. The lines need replacing; the satellite TV at the lodge is spotty and Richard is looking at alternative companies for this service. Richard had received positive comments from guests at the motel and restaurant.

Richard is still waiting for bids from plumbing companies to replace the main water line into the lodge. The plumbers have not been quick to respond and he may seek outside area bids.

Summer events include the fireworks and bar-b-q for Fandango Days. No additional public events are planned at this time; there are several private parties booking at the restaurant and lodge. Richard expects to house fire crews again this summer. A property owner asked about Saturday breakfasts at the lodge this year. This was tried the last two years and is not viable. Most of last summer there was only 1 guest Saturday morning. Continental breakfasts are available to motel guests. A property owner asked how the lodge and restaurant were doing. Answer: The motel is doing okay; the restaurant great and the bar is down in revenue, but we are not encouraging a "bar atmosphere" but rather a family dining experience.

Richard noted there were three items on the 2018 budget that would need to be adjusted: Fees and Permits, Dam Maintenance and Swimming Pool Maintenance. The state now mandates the POA pay for the required inspections of the dams. The pool needed a new insulation blanket and filters. It was moved by Richard and seconded by Dan the board review these adjustments and approve additional amounts for them at the next meeting. Motion passed.

Property Owner Larry Quigley suggested the local motel rates be compared to Cal Pines. There may be room for some adjustments that would still under-price the other Alturas rooms. It was decided the board would check into the local prices and have the information at the next board meeting.

Property Owner Aloha Schaefer asked about repairing Mountain View Drive. A few years back, a trench had been placed across it for utility work. It has never been repaved, the gravel is wearing away.

Answer: This road is in the CSD responsibility area. Aloha had talked to them and was referred to the POA. Dan reported property owners in the CSD area pay yearly taxes for road maintenance.

Clean-Up Cal Pines Committee: Dan reported about 20 volunteers had cleaned up the site at 12 mile on Cal Pines Blvd. and they would be meeting again this Saturday, but had not decided on the next project. The committee meets the 2nd and 4th Saturdays.

Old Business: The replacement of the parking lot at the lodge had previously been approved by the board. It is hoped this can be completed this year.

There are several owners interested in having an RV park at Cal Pines. It is not feasible at Honker Cove. It was suggested the board look at the area by the boat house. A property owner asked if the board had thought about purchasing lots on the tax sale for this project. Answer: the lots near the boat house have not come up on any tax sales. It was moved by Dan and seconded by Richard the board approve \$10,000 for preliminary costs of an RV park. Motion passed. Larry Quigley reminded the board he had worked on this project a few years ago: state fees and permits are expensive and the fees are the same regardless of number of spaces planned. The board should plan for additional spaces in the future. The park can be built in stages. Noel Benoist pointed out we are a planned community and there may be some exemptions as such.

New Business: Dave reported Cal Fire is willing to clear the lot for the helipad across from Nob Hill on Cal Pines Blvd. Richard thought that lot (owned by the POA) and the adjacent ones should be surveyed before the pad is built. It was moved by Dan and seconded by Dale that the board get costs for the surveying and blacktop. Motion passed.

Jump Start Interest in Cal Pines: Larry Quigley thought the RV Park would generate interest in Cal Pines and increase revenues at the restaurant and bar too. Noel Benoist suggested a Fly and Dine ad campaign. It was suggested Donovan Lake be planted with trout. Aloha reminded members the lake was planted in the past, but most of the fish were consumed by wildlife. If planted, Cal Pines could host fishing tournaments and/or junior fishing derbies. Karen suggested a booth at the fair and an entry in the Fandango Days parade.

Richard reported the lodge has switched from Coke to Pepsi products. The move was made because Pepsi is locally based in Alturas and will provide better service and the product is less expensive. It was suggested a freezer be purchased for the lobby in the motel where guests may purchase snacks. Richard will check into this.

The cabins at Hilton Campground are in disrepair. Dan remarked this offers one of the better camping areas in Cal Pines. There is dry camping (no water available) areas for 5-6 sites. It has some historical significance (the mess hall from an old logging area). The road in needs a new culvert and some grader work. One property owner thought spending funds on this area would be wasted as it would get

trashed quickly with no one to monitor the area on a routine basis. Dan reminded the owners the board is required by law to maintain the common areas of the POA. It was again suggested there might be historical society funds available for this area. The board agreed to do more research before any work was started on the campground. Noel Benoist agreed to contact the historical society to have this area evaluated.

Architectural Committee: The board is requesting any property owner interested in being on this committee, should submit letters of interest by the September 11th board meeting. The committee of three members will be responsible for approving new building plans before an owner can send them to the county. The committee will not need to meet regularly (to date, this year there have only been 3 plans submitted).

Restated CC& Rs: This project is not yet started. It was asked if the CC&Rs could be consolidated to one set instead of a different set for each unit of Cal Pines. We will check with the attorney before starting the project. It was asked if the restatement could be approved unit instead of all mailing all the ballots at once. Answer: Probably not. We need all the owners to respond. This will be a major project and require several mailings as owners are not very responsive to any ballots sent.

Questions and Comments from owners: Any plans for kitchen renovations? Some repairs are in the planning stages. The walk-in freezer needs to be replaced and the kitchen needs new flooring. Has the lodge or kitchen received any citations from the health department? No. OSHA was here last year and requested new mixers be purchased. This was done.

Do the employees have a designated lunch/break area? No

Last month, the lodge was closed on a Thursday for a private event. Can these events be planned when the lodge is typically closed (Monday, Tuesday, and Wednesday)? This is an annual event and it was posted on the marquee several days in advance that the lodge would be closed. We cannot ask guests to change the days of their special events. In the future we will post the closings on the website as well as the marquee.

Are there any funds to hire people to clear the dead and down trees on the hill unit roads this summer? Dave had talked to Cal Fire and they will clear any trees they come across while patrolling the roads.

There has been a report of a bad odor in the bathroom at the lodge. Richard will check on this.

The next board meeting will be September 11th at 9:00 am. On the agenda will be approval of the 2019 budget.

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

The meeting was adjourned by President Dave Lake at 10:50 am.

Respectfully Submitted (from the recording of the meeting),

Jodi Frey, Secretary