

California Pines Property Owners' Association Board of Directors Meeting January 15th, 2024 Minutes

The meeting was held at the California Pines Lodge and was called to order by President Dave Lake at 9am. Present, were board members Bob Cunningham, Karen Hallman, James Ace Forester, Sr., Jodi Frey, John Albrecht and Richard Mund.

It was motioned by Jodi Frey to approve the Minutes of the meeting that took place on November 20th, 2024 at 9am and seconded by Richard Mund. Motion passed.

Treasurer's report was by given by Richard Mund as follows: Balance in operating accounts \$1,175,815.65; Balance in reserve accounts \$637,523.13 for a total balance of \$1,813,338.78.

It was motioned by Jodi Frey, and seconded by James Ace Forester, Sr. to accept the Treasurer's report. Motion passed.

On-Site Administrator's report was given as follows:

Dave reported the Frontier phone line system has been down for about 10 days due to an antiquated system and copper line failure. The staff has been using alternative methods for taking payments. Most of the construction projects previously approved have been completed or are nearing completion. All of the events that have taken place have went well and Dave commends the staff for their hard work. Dave has been working with the Firewise Community folks and so far, both him and Karen Hallman have signed up to volunteer their efforts and they welcome more volunteers. Dave has been working with Weber & Associates regarding collection efforts. He has also met with the Modoc County Building Department to strategize code enforcement efforts. James confirms with Dave that the dedicated Starlink internet connection previously approved by the Board has been installed and working as expected. He also confirms that the new Sunday restaurant opening is on schedule for the first week of March as planned.

It was motioned by James Ace Forester, Sr. and seconded by Karen Hallman to approve the On-Site Administrator's report as given. Motion passed.

Michelle and James from Fire Safe Council came to to speak, once again, about the Fire Wise Community initiatives and answer questions if desired by the community or Board. They spoke about the maintenace of fire breaks and the creation of a 3 year action plan. James Ace Forester, Sr. asks what the Firewise community can do to help address fire hazards that exist from absentee or neglectful property owners. The Firewise representatives clarify that their group does not handle that nor does it have a plan for changing existing county regulations or enforcement but rather is here to remind the citizens to do their own call to action. They contend that the Firewise role is to attach the name Firewise Community to our already established community or association and help with grant writing for fire mitigation projects that the community may seek in the future.

Old Business :

1. No old business for this meeting.

New Business:

1. No new business for this meeting.
2. Reminder to public regarding upcoming CPPOA Board of Director's Election. Dana reminds the public the deadline for the candidate statements is Feb 1st, 2025. Reminder that employees are now allowed to run for the Board of Directors as long as they are a property owner in good standing.

The meeting was opened to public comment.

A property owner from Zoom requested assistance getting a dues payment made since the phones have been down. Residents, Dave and Sarah thanked the Board for plowing their road.

There being no further business to come before the board, it was motioned by James Ace Forester, Sr. and seconded by Bob Cunningham that the meeting be adjourned. The meeting was adjourned at 9:35am.

Submitted by:

James Ace Forester, Sr., Secretary