

California Pines Property Owners' Association Board of Directors Special Meeting February 21st, 2024 Minutes

The meeting was held at the California Pines Lodge and was called to order by Secretary James Ace Forester, Sr. at 9:22 am. Present, were Board members Bob Cunningham, Jodi Frey, Karen Hallman, James Ace Forester, John Albrecht, and Richard Mund.

It was motioned by Richard and seconded by Bob the minutes of the January 17th, 2024 meeting be approved as written. Motion passed.

Treasurer's report was given as follows: Balance in operating accounts \$1,355,234.35; Balance in reserve accounts \$636,467.09 for a total balance of \$1,991,701.44.

It was motioned by Karen and seconded by Richard to accept the Treasurer's report. Motion passed.

On Site Administrator's report was given as follows:

Dave reported he had discovered some problems in the kitchen that required he order some linoleum to remedy. He has been answering questions from property owners. He has been following up on placed orders. He completed the water resource reports for Brown's and Brook's Ponds that are due yearly. He and Jake from the kitchen came up with a Valentine's Day dinner plan for the restaurant and the night was a success. He had a party and a 20 top in the banquet room in one day and stepped up efforts to make it work. He reviews cameras and time cards daily. He made repairs to the sink in the men's restroom. He dropped the menus off to get printed. He ordered 6 table bases for the restaurant. The girls have been doing deep cleans in the rooms and Dave has been inspecting the cleanings. Some exhaust fans have proven to be in need of upgrading and he is researching that. Dave has also negotiated the fireworks show with the company we normally use and essentially saved the show for the year. Ice machine in the kitchen needed repair and so he was able to fix it. Dave has also been helping with staff shortages by filling in when necessary. Dave has also negotiated the cost of the split unit and A/C repairs and was able to negotiate the best deal possible. After discussing the snowplowing efforts with the staff and discovered its now necessary to remind property owners to put their dogs inside when the plows are running routes.

It was motioned by Jodi and seconded by Karen to accept the On Site Administrator's report. Motion passed.

Old Business :

1. Should the Board take action to remove members due to the inactivity rule or change the Bylaws or add an exception? In the January meeting, a split decision was made regarding this item and a re-vote or new motion is in order as there was not a tie-breaker vote. Jodi moves that the bylaws not be changed and an exception be made. James seconds the motion. Motion passed.
2. Monthly or Bi-monthly meetings moving forward? In the January meeting, a split decision was made regarding this item and a re-vote or new motion is in order as there was not a tie-breaker vote. James makes a motion to move to monthly meetings. Richard seconds and the motion does not pass. Meetings will remain Bi-monthly.

3. Bylaws be changed to allow members to be on both CPCSD AND CPPOA Boards at the same time? In the January meeting, a split decision was made regarding this item and a re-vote or new motion is in order as there was not a tie-breaker vote. Richard makes the motion that the bylaws do not change. Jodi seconds the motion. The motion passed and the Bylaws remain unchanged.

New Business:

1. Announcement of John Albrecht's appointment to the CPPOA Board of Directors to replace Larry Quigley. The Board welcomes John Albrecht
2. Approve increase to budget for Fireworks Show and confirm date. James motions Richard seconds and motion passed.
3. Approve A/C repairs per estimates received. Richard makes the motion and Karen seconds. The motion passes.

The meeting is opened to general public comment by James:

Inspector of Elections position needs to be filled.

Code enforcement was brought up. The community clearly agrees that it desires more code enforcement, preferably from the county.

There being no further business to come before the board, it was moved by James and seconded by Karen the meeting be adjourned. The meeting was adjourned by Secretary James Ace Forester, Sr. at 10:58am.

Submitted by:

James Ace Forester, Sr., Secretary