

California Pines Property Owners' Association Board of Directors Meeting September 18th, 2024 Minutes

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

It was motioned by Richard Mund to approve the Minutes of the meeting that took place on August 21st , 2024 at 9am and seconded by Jodi Frey. Motion passed.

Treasurer's report was by given by Richard Mund as follows: Balance in operating accounts \$1,131,277.89; Balance in reserve accounts \$637,286.40 for a total balance of \$1,768,564.29.

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

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

Dave reported the lodge pool has been closed down for the year and winterized. He has been coordinating with contractors. He spoke to upcoming events and the recent electricity upgrade to the gazebo for a wedding event to take place, soon. Dave mentioned he has been sending out Code Enforcement Violations letters along with John Albrecht. He stated that the postal return receipts were received by CPPOA and therefore the owners in violation did receive them.

It was motioned by Bob Cunningham and seconded by Richard Mund to approve the On-Site Administrator's report as given. Motion passed.

Old Business :

1. Follow-up from Dave regarding bids from Aaron Gardiner for repairs. Dave went over the submitted bids from Aaron Gardiner that totalled: \$149,336.94. There are no other bids at this time. James suggests attempting to see other bids and if that's not possible, then asking Aaron for a discount on the total if the Board agrees to all work in one approval. James Ace Forester, Sr. motions to table until the next meeting and Richard Mund seconds. Motion passed.
2. Update, if available, on the status of the internet connectivity. The suggestion was made to buy a second Starlink Network and subscription to be "Guest-Only Use" and raising the room rates to compensate for the additional costs. It was motioned by James Ace Forester, Sr. and seconded by Richard Mund to raise the room rates to \$100 effective January 1st, 2025 and install a dedicated Starlink network for "Guest-Only Use" before January 1st, 2025. Motion passed.

The meeting was opened to general public comment early to allow owners in attendance who did not wish to stay for the 2025 budget to state their comments.

Bob and Sheila, owners near Remington Rd, stated that they were cited for violations by CPPOA and accused Board Member John Albrecht of threatening to shoot them with a firearm for walking down his road. John responded that the allegations are untrue and that the couple are living illegally on their lot.

Dave contends that he has worked with them in the past and informed them that they were indeed in violation and are considered to be “camping” since they do not have a permitted structure. A conversation continues regarding John, Bob and Sheila about making amends and being “neighbors.” Bob and Sheila are also informed not to park on snow routes as this has been problematic in the past and the roads are private roads and not for parking.

Mark Bishop is in attendance and asks who the violation letters were written to.

Dave states that Calamity Rd, Remington/Bonanza Rd. John states that he wrote a violation for Calamity also.

Dana, the POA secretary, also wrote one. Dave mentions he was advised by Helen from Modoc County Code Enforcement that he should only do 4 violation letters at a time. James mentions that previous Board Meeting Minutes state that in the Bylaws Board Members are not allowed to write complaint letters or Violation Letters. Dave contends that the rule is only for Fine and Fee Letters. James disagrees and states that there needs to be a clear and specific protocol for writing Violation Letters moving forward. Jodi clarifies that these letters are a means to get Modoc County involved and not just making the POA responsible for the follow-up.

Public Comment is concluded.

New Business:

1. Review and approve 2025 budget.

Total Estimated 2025 Income & Operating Funds: \$2,026,788.37

Total Estimated 2025 Expenses: \$1,823,000.00

\$203,788.37 will be sent to Reserves if the estimates are correct.

It was motioned by Jodi and seconded by James to approve the 2025 Budget Proposal (see Treasurers Report regarding 2025 budget) as revised. Motion passed.

There being no further business to come before the board, it was motioned by James Ace Forester, Sr. and seconded by Jodi the meeting be adjourned. The meeting was adjourned at 10:51am.

Submitted by:

James Ace Forester, Sr., Secretary