

California Pines Property Owners' Association Board of Directors Meeting September 20th, 2023 Minutes

The meeting was held at the California Pines Lodge and was called to order by President Dave Lake at 9:03 am. Present, were Board Members: President Dave Lake, Karen Hallman, James Ace Forester, Sr., Jodi Frey, and Larry Quigley. Richard Mund and Bob Cunningham were not in attendance.

It was motioned by Karen and seconded by Jodi the minutes of the July 19th , 2023 meeting be approved as written. Motion passed.

Treasurer's report was given as follows: Balance in operating accounts \$1,122,965.60; Balance in reserve accounts \$587,519.54 for a total balance of \$1,710,485.14.

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

On Site Administrator's report was given as follows:

Dave stated the road work is going well. His search for kitchen staff (cook, dishwasher, and a waitress) for the restaurant is on-going. Supplies for the upcoming mailing after the meeting have been ordered and delivered. The new POS system is scheduled to be installed on Tuesday.

There was not a motion presented to accept the On-Site Administrator's Report as given at this meeting.

Old Business :

1. Update on RV Dump Station findings from Larry, Karen, and Jodi after meeting with CSD: Jodi stated that she was told by CSD that CSD never shut down the dump station but rather turned off the water and that the implication from CSD was that the community is welcome to use it but must supply their water to rinse after dumping. Mark Bishop from the CSD Board of Directors was in attendance and immediately corrects Jodi that as he understands it, the dump station may have never been permitted in the first place and appears to not be up to code either. James agrees that this is what presented the RV dump station research in the first place and due to the need for money to be spent in re-engineering and re-permitting without a sufficient demand from the community to justify these expenditures, the issue and efforts to re-do must be put to rest. James made a motion to stop any progress or efforts on re-engineering and re-opening and officially decommissioning the RV dump station and Karen seconds. Larry stated he does not understand and the vote is stopped. Larry recalls the situation with the old swimming pool decommissioning and Honker Cove shutdown in contrast as a loss of services to members. He then stated that “ This is a retirement home. People have RV's unfortunately, the holding tanks fill up and need to be dumped and for the amount of money we're talking about to refurbish it compared to down the road if you had to re-do one, put in a new one, its not even close.” Dave interjects that the current system was probably put in during the late 1960's and would most likely need to be completely re-done. Larry states that this is not the case as it goes directly into the sewer and engineer plans are not needed. He states it can be done for under \$1000 with new concrete put in and the water turned back on. As far as POA providing a waste hose, Larry said that most people are packing their own hose and this would not be necessary for the POA to provide. He states there is an absolute need for the POA to provide an RV dump station. James told Larry he appreciates his opinion and has listened many times to Larry's opinion but corrects that Cal Pines is not a retirement home and there is no demand to justify the costs and efforts needed to re-do the RV dump station. James stated that the issue was originally presented to the board because of illegal waste dumping by residents but

since the beginning of this research it has been realized that most campers that go up the hill often do not come back down and have become home sites for those choosing to live on their lots in violation of code; especially, to go empty their holding tanks. The campers who come to look at their lots or camp are most likely using Chevron for their dumping services as directed by Dave and the Cal Pines POA office. Larry stated he is not even sure if the Chevron dump station is still open and he does not like going in the alley there. Larry asks "why do we have to keep destroying everything we have out here?" James disagreed with that statement. Karen suggested that Larry go and do his own research to re-open. James contended that this has already been done by the Board and that is why it is not cost effective to re-open. Karen asks if the exact cost is known. Dave then asks Mark from CSD about the engineering. Mark responds that he is unsure but that Prop 218 is not being considered and that there is no way to monitor and charge for every drop that goes in there and that the use would be considered septic services and is not being paid for while other services are being paid by customers. James reminds the Board that his motion has not been completed by the Board's vote and insists on the vote. James makes the motion again for decommissioning of the RV Dump Station. Karen seconds. The vote is split with James and Karen voting Ay while Jodi and Larry vote Nay. President Dave Lake takes the tie-breaker vote with an Ay. The motion is passed. Dave explained that he does not think that the task could be done for under \$1000 and that many other issues involving misuse may arise. Larry contends that its "the end of an era. Cal Pines had a wonderful RV Park with a dump station. Now people call up and I'll bet that 15 or 20% or more of the Cal Pines property owners have RV's and now you've taken that away." James disagreed with that assessment and stated that the board's time is being wasted by never coming to a resolution on the issue of the RV dump station. Larry argued back that the POA has "millions of dollars in reserves and we don't want to keep something going that might cost a thousand or two thousand dollars and its continued to be grandfathered. There's grandfather issues in those old things that you gotta leave them the way they are and still let them use them." Dave challenged Larry to go to the appropriate authorities and get an actual price tag and present a motion to the board once he has completed his research as the board has been researching for over a year and is done with the issue for now. Larry responds: "well, you just killed it so you can't." James reminds the board that the issue can be brought to the board again if new information or insight arises. Larry continued to talk about the grandfather clauses but the board chooses to move on to the next item on the agenda.

2. Update on Fire Safe Council and Overland road work. Jodi stated that there is a meeting tomorrow night and that the last two had been canceled. Fire Safe Council is currently working on chipping. Dave mentions that he met with Reese recently on Overland and they are still working on grants.

New Business:

1. Excavator rental for cleaning culverts: Dave mentions that this may not happen this year but maintenance and Dave realized it may be cheaper to rent equipment for approximately \$3000 per month as opposed to the wasting of man hours with shovels and dig bars. Larry stated that he feels its a waste of money and that the backhoe should be used instead. Dave explained how the excavator would make the work a lot more efficient and could be pulled up the mountain on a truck with a trailer as opposed to driving big equipment up the hill. James motions that excavator rental for cleaning culverts on the hill be approved by the board. Karen seconded the motion. Jodi, Karen, and James vote Ay, Larry voted Nay. Motion passed. Larry then stated "we might as well sell that god damned caterpillar out there instead of have the battery go dead if you're gonna go rent an excavator. Why don't somebody go down to the road department and ask them how many excavators they use to clean culverts? They'll

tell you they use backhoes.” Dave apologizes for not doing things to Larry's standard as POA Administrator and moves to the next item on the agenda.

2. Karen's report of findings from the Historical Society regarding Hilton Pond Campground. She stated that they do not have the funds and nor does the POA, to complete necessary repairs. She assessed the current condition and reviews some of the many needed repairs. Karen suggests that it is an “attractive nuisance and an insurance nightmare.” She suggests that as much that can be documented be documented. James suggests some signage be placed to remove liability, (with direction of the lawyer) from the POA. Karen shared some the info and photos that she had gathered about Hilton's history. The search for info and options will continue.
3. Approval of 2024 Budget: Total projected 2024 income: \$1,153,000 (Member dues: \$700,000, Interest and Other Income: \$3,000, Lodge Income: \$450,000) and total projected expenditures \$1,364,500 (Employee Compensation: \$605,000, Insurance: \$150,000, Professional Fees: \$30,000, Director's Fee and Travel: \$3,500, Tax/Fees/Permits: \$28,000, Roadwork: \$100,000, Equip and Vehicle Maintenance: \$4,000, Office: \$40,000, The Log printing: \$0, Utilities/Bulk Fuel: \$65,000, Cost of Goods: \$250,000, Advertising: \$24,000, Merchant Fees: \$15,000, Repairs/Maintenance/Improvements: \$50,000.) Using the carryover from 2023 to cover the underage from 2024 projections, James motions to approve the 2024 budget as projected and Karen seconds. The budget is approved by the board.

The meeting is opened to public comment by Dave prior to the review and approval of the 2024 Budget. No one from Zoom or the audience had comment at that time. However, after the budget item is discussed the public is asked for comments or questions , again. This time, Nancy Quigley office Staff and wife of Board member, Larry Quigley stated “ Oh is it comment time?” Jodi said “ Do you have a comment?” Nancy replied, “ Yes, I do. I just like to say to James that, um, in listening to you in this RV stuff, you're pretty close-minded. But inside this office, this phone rings, question: do you have any RV spots? No. Do you have an RV? No. Is there a dump station? No. You don't have a clue and you're not being open-minded enough to realize how many people that we get during the season that is asking those questions because they have no place else to go.” James, replied “Ok, I appreciate your comments. Nancy continued, “And, I would like for you to know that that this phone rings all the time. Weddings: we've had four or five or six trailers down there. Ugh, if we would have charged for them we probably, you know every wedding that we've had and some of the events. Coming to work in the mornings and there's an RV sitting out there that's totally set up pop outs and all.” James asks” where's it set up?” Nancy answered, “ right out here in the parking lot!” James clarifies, “Ok, we're not a campground, correct?” Nancy: “ No, we're not, but I'm saying these people bring their RV's here. They go up on their property in the daytime to work and they come back and the last thing they ask before they ever pull out is where can we dump?” “Yes,” James replies. Nancy again repeats, “ So, I would just like to address this to you because you're pretty close-minded on it.” “Thank you, I appreciate that,” replied James. “And just to say that you need to understand how many people are really calling. There are several! We get a lot of phone calls. A lot of phone calls, so, I wanted to just tell you that,” Nancy elaborates. James replies back again, “ Thank you, I appreciate your comments. As a book keeper, I would expect that you understand a cost-benefit analysis and what it costs to meet those demands of these people that call in or inquiries, it sounds like, and what it costs our board, which is comprised of property owners, right? That, we're paying for that... we're already up here...I'm not RV camping, right? So, am I going to pay for that, what it costs to re-engineer it? And, for the last year, we've been kicking this can down the road. I understand you think its my 'closed-mindedness' but, I put this on the agenda, originally, because I wanted to see an RV Dump Station and I wanted to cut through the red tape but instead I got more red tape thrown at me....CSD, County, Board members, etc. And there's no money to offset that red tape. So, is it my close-mindedness or is it just the situation?” “I understand that but when you said you drive down the road and don't see the RV's-” Nancy replied but James interjected “ that's not what I said; I said, I see way too many

RV's and they're not nice campers with pump out or hose washouts. They're people who've stuck their piece of crap 1940's camper that's falling apart that has probably a meth factory inside it. That's the campers I see and they're not coming down to use the dump station, they're not paying their dues. That's what I meant.” Larry then joined in again and repeated some of the points from earlier that point to his desire to have an RV dump station. James reminds that we've already discussed this and the community's lack of services is unfortunate but that the POA does not have the means to compensate for those shortcomings. Dave contends that there is a bigger issue involving campers and squatters that are not playing by the rules and in many, cases, are violent when approached by the POA. Larry again, speaks to services that are “going away.” Dave reminds him that he is welcome to become a more active board member by adding items to the agenda that are of interest to himself and the community and doing the proper research before hand. A few more moments of back and forth occur between Jodi and Mark from CSD regarding things said in the past about the RV Dump Station.

James makes the motion to adjourn to closed session and Karen seconds:

Meeting is adjourned at 10:46 am

Submitted by:

James Ace Forester, Sr., Secretary