

California Pines Property Owners' Association Board of Directors Meeting November 15th, 2023 Minutes

The meeting was held at the California Pines Lodge and was called to order by President Dave Lake at 9:01 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 Jodi and seconded by Larry the minutes of the September 20th , 2023 meeting be approved as written. Motion passed.

Treasurer's report was given as follows: Balance in operating accounts \$990,430.51; Balance in reserve accounts \$595,568.56 for a total balance of \$1,585,999.07.

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

On Site Administrator's report was given as follows:

Dave stated the yearly dues bill was completed by the beginning of November and is set to go out in early December. All scheduled road work for 2023 has been completed. Insurance under coverage has been remedied and is now covered for 2 million and is cheaper than the old policy that only covered for 1 million. The loader has a blade and chains on it and is currently sitting at Knob Hill awaiting snowfall.

It was motioned by Larry and seconded by James to accept the On-Site Administrator's Report as read. Motion passed

Old Business :

1. ABC License name changes update, if any, and schedule necessary administrative actions: ABC responded that Richard and Jodi have some things to do and documents need notarized and a check sent. The process is still in progress.
2. Update on Plate Reader Cameras from MCSO: James states that the roll-out for the California Pines Plate Reader Camera is basically ready but equipment is not in hand, yet. The permission slips from MCSO for CPPOA and CPCSD will be signed and returned to MCSO today.

New Business:

1. Kitchen floor repairs needed in the restaurant and A/C in bar area: Dave states there was a leak in a pipe in the kitchen. A repairman is on the way to give an estimate to repair. He states he has spoken with Wayne Bethel about installing two new split systems in the bar and dance area. This would relieve some pressure on the current system and improve the climate control overall. He is waiting for an estimate on that repair as well.
2. Larry Quigley's request for a square foot minimum exemption on his upcoming build and discussion regarding necessary changes to CC&R's in Hill and Lake Units: Larry states the he is possibly in need of an exemption on square footage as the manufactured home he intends to buy and install on his Lake Unit lot is 52 square foot under the required minimum. James states that he feels this is a personal issue and should not be changed just for Larry's upcoming

build but that, rather, the CC&R's should be changed to match the county square footage requirements. Jodi and Amber state that the CC&R's cannot be changed. James contends that yes, the CC&R's can be changed according to the CPPOA Bylaws. Dave settles the argument by suggesting we seek counsel on the issue.

3. Discussion regarding necessary updates to Secretary of State Statement of Information: Dave and James commit to updating the SOS file for CPPOA.
4. Discussion of the creation of a code enforcement position within CPPOA: After a lengthy discussion, the board agrees to a few things;
 - The CPPOA does not have a way to enforce its own CC&R's and this is a disservice to members/owners.
 - Code violations are a major problem in the subdivision.
 - Measures that have been taken in the past have not worked and new measures must be employed.
 - Board members commit to seek help from the Modoc County Board of Supervisors to pursue code enforcement for California Pines and re-evaluate the current CPPOA fine/ fee schedule protocol for violations reports and complaints from members/owners.

The meeting is opened to public comment by Dave Lake. David Fletcher from Zoom adds that he feels the square footage requirements should match the county's requirements. He also adds that he agrees that the CPPOA Board should attend the Modoc County Board of Supervisors to get backing on the code enforcement item. Another Owner from Zoom adds that she is attending for the first time and is impressed and excited to investigate developing her lot in the Hill Units. The Board welcomes her to the community and Amber offers resources to make her build successful. Edwin, in attendance for the first time, thanks the Board for allowing him to attend and see what happens in the CPPOA Board meetings. The Board thanks him for attending and welcomes him to the community. Ron Brack, in attendance, states that he is in need of gravel on the road to his house. He also asks for direction in getting address number signs for his home and a replacement street sign for Wiley Road.

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

Meeting is adjourned at 9:56 am

Submitted by:

James Ace Forester, Sr., Secretary