

California Pines Property Owners' Association Board of Directors Meeting January 18th, 2023 Minutes

The meeting was held at the California Pines Lodge and was called to order by President Dave Lake at 9:00 am. Present, were Board Members Dave Lake, Richard Mund, Karen Hallman, James Ace Forester, Sr. and Jodi Frey. Jim Niemec and Bob Cunningham were not in attendance.

It was motioned by Jody and seconded by Richard the minutes of the November 16th , 2022 meeting be approved as written. Motion passed.

Treasurer's report was given as follows: Balance in operating accounts \$951,138.71; Balance in reserve accounts \$931,582.09 for a total balance of \$1,882,720.80.

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 states Honker Cove is full and Donovan Reservoir is filling nicely. He announced that while CPPOA snow crews are keeping up with the necessary snowplowing there has been a failure with the New Holland tractor. As a result, Jim Sherer Trucking has placed 2 dozers on the hill as a backup. Events are going well. Last weekend a banquet for 85 people, this weekend a banquet for 50, and on the 28th a wedding for a 115 people. The new kitchen equipment that was recently purchased was installed.

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

Old Business :

1. RV dump station: Jodi visited the Modoc County Planning Dept., DEH, and the Assessor's Office. She states there were no records found and that DEH referred her to California Pines Community Services District as they would be the keepers of those records. The county did confirm that POA owns the property that the dump station is located. She requests, Ryan Sherer, in attendance, look into the records regarding installation and reason for shut down. Ryan states the CSD is regulated by the state and must adhere to code. Ryan agrees to cooperate with CPPOA to research the issue. Richard adds that he recalls it being shut down by CSD years ago.

New Business:

1. Modoc High School Scholarship: Dave states he is interested in giving back to the community and that in speaking about the issue, it was mentioned that maybe doing something for Grad Night may be more suitable. Jodi states the scholarship is quite involved and the timing is bad due to the annual meeting. Dave counters that maybe contributing funds or food to Project Grad may be more efficient. Jodi motions to approve researching the issue. James seconds. Motion passed.
2. Vacation Rentals by property owners (including Air BnB type rentals). Dave confirms that vacation rentals are approved by Davis/Sterling Act and that the CPPOA has only an acknowledgement that this is indeed allowed at this time.
3. OES and CPPOA's submission of Emergency Action Plan study regarding dam. Lake and CSD sewer ponds: Dave states that the plan has been submitted to the state and is awaiting a response.

4. Announcement of the Fire Safe Council's project on Overland: Dave states the Fire Safe Council is doing a clean-up project near Overland and encourages owners in that area to respond to the letters they may have received asking for permission to work lots. He commends the Fire Safe Council for their past efforts in Unit 5.

The meeting is opened to public comment by Dave:

A property owner, Todd, asks for clarification on code enforcement as he is having an issue near his house. It is clarified that if 5 complaints are received by 5 different property owners on another property owner (not from board members) that the CPPOA has the right to enact the fine and fee schedule already in place.

Another owner asks if a committee exists regarding the fee schedule and complaints. Dave answers that the architectural committee would handle that. Todd asks what the county is doing? James states that there are rumors of red flags being issued recently. James encourages owners to submit complaints to POA and to contact county code enforcement. Dave states that the county continues to do nothing.

Another owner mentions the unfair nature that non code offending property owners are paying tax while offenders are not. Several instances of code violations are brought up by many members in attendance.

A conversation regarding crime enforcement ensues that leads to the conclusion that those complaints and reports should be directed to the sheriff.

Christy from Zoom asks if volunteers can facilitate the cleaning and maintaining bathrooms. Amber, states that insurance would not allow. She also asks if more people can be hired to plow snow and asked if the road blockages can cease. Dave answers that roads will not be plowed if there are cars parked on them as it runs the risk of a plow damaging a car or people.

Bo from Zoom suggests that the audio for the Zoom meeting be upgraded to better equipment as he is having difficulties hearing some of the meeting.

Jim from Zoom, asks when the lodge will get Starlink. The answer is that an ETA is unknown at this time as Starlink availability is in progress. He asks about building a duplex. James answers that this is a zoning issue and not a POA issue. He also suggests an upgrade to the kiosk. His input is acknowledged by James and thanked.

There being no further business to come before the board, it was moved by James and seconded by Richard the meeting be adjourned. The meeting was adjourned by President Dave Lake at 10:09 am.

Submitted by:

James Ace Forester, Sr., Secretary