

California Pines Property Owners' Association
Annual Meeting Minutes
September 16th, 2020
(Meeting held via Zoom)

Meeting called to order by Dave Lake

Board members present Karen Hallman, Larry Quigley, Dave Lake, Bob Cunningham, Richard Mund.
Absent were Jody Frey and Jim Niemiec.

Minutes of the previous meeting read by Dave Lake – Motion to accept minutes made by Larry, 2nd by Richard all approved. Motion passed.

Treasurer's report read by Dave Lake –

Checking and Savings -	\$607,442.52
Reserve Account -	\$793,239.83
Total	\$1,400,772.35

Motion to accept report made by Richard 2nd by Karen – All approved. Motion passed.

Onsite Administrators report read by Dave Lake –

Larry turned in an article for the lodge

The lake is still draining. Dave is in touch with Mr. Pedoti at least once weekly and they are checking the dam and the diversion box daily.

The new dryer should ship 9/28/20

The painting is coming along nicely

Landscaping company has almost all the sprinklers and valves replaced.

Maintenance Shop is coming along well and blends in well with the other buildings.

Coke picked up their machine from two years ago.

Motion to pass made by Richard, 2nd by Bob – All approved. Motion passed.

Old business – review of suggestion to send reminder notices to past due property owners.

Question – would it be something done by our accountant or handled through the POA office?

It would be handled to by the POA office. Larry asked for clarification. Suggestion by Karen to send out reminder notices 30 days after the due date. This gives the members a chance to make the payments. Richard voted yes with the caveat that we start in 2021. Larry then suggested a rubber stamp that can be applied to each statement that has past due dues. Suggestion to send the reminder notices with the notice of the annual meeting since it goes to all members regardless of their account standing. Richard motioned for a vote to start with the 2021 billing cycle to add past due notice and/or a rubber stamp on past due billings with the notice of the annual meeting. 2nd by Bob. All approved. Motion passed.

Suggestion to rent kayaks or bicycles to guests.

Due to lake levels being so low kayaks are not an option. Larry suggested we should develop some type of additional recreation for our guests. Perhaps a putting green or bike rentals. Dave mentioned that most guests bring their own bikes etc. We would have to purchase new bike and provide maintenance as well as having a dedicated employee to oversee the rentals. Larry suggested that we could utilize a current employee to handle the rentals. They would split their time between their current job and the rentals. Larry motioned that we look into the viability of this 2nd by Richard. 4

votes yes one abstained. Dave stated that we need to have someone investigate the insurance costs as well as maintenance costs. He will ask our bookkeeper to check into the insurance.

Restaurant Status

Since we are in the minimal tier of risk per the State of California we can open for seating at 50% capacity. The board voted unanimously to open for seating from 4pm to 8pm. Take out is still available. Larry wanted to make sure that we would stick to the hours of 4pm to 8pm for the winter. He made a motion to make the new hours from 4pm to 8pm. 2nd by Richard. All in favor motion passed. Dave notified the newspaper of the new hours. Larry clarified the seating available

Temporary Garbage for summer campers

Karen has not been able to catch up with Ron. He has been running the garbage truck because most of his employees are out on the fire lines. She will continue to try to contact him.

No camping signs for the area next to the mail boxes.

Motion made by Karen to have signs made to be made. No fires will be included on the signs. 2nd by Bob. Motion passed.

Log Articles

Larry has submitted an article. Larry asked to clarify regarding the advertizing in the log. The Modoc Record prints the Log for us. The cost of printing and mailing is supplemented by ad space in the paper.

Possible Closure of U.S. Bank

U.S. Bank may be closing the local office – We do have an account there. Do we want to keep the account with them or transfer the funds to another bank or credit union. The account at U.S. Bank can be managed online. It was decided the wait until U.S. Bank decides what to do. In the mean time we will be considering options.

Maps

The company that did the maps went over their estimate by approximated \$1200.00. They requested we pay ½ and they would absorb the remaining costs. Bob motioned to approve the costs 2nd by Karen. Motion passed with one abstention.

Opened for questions from the online attendees.

James – Questions regarding the lake at the lodge being low. Dave explained that there is a pipe that goes to a diversion box. Part of the water goes to the Pedotti property. The balance is for our used. There is a head gate that controls the flow. We are unable to stop the flow. We are waiting for the water to go down so we can see what needs to be done to repair the head gate. It has not been serviced since it was installed in the 1960s.

Larry requested we review past litigation regarding water rights. Dave stated that he has read the paperwork and it is in order. It will be on the agenda for the next meeting.

2021 Budget

New Budget attached.

Karen Hallman, Secretary