

**California Pines Property Owners' Association**  
**Annual Meeting Minutes**  
**May 16, 2020**

The Annual Meeting, held at California Pines, was called to order by President Dave Lake at 9:00 am. Board members present were Dave Lake, Richard Mund, Dan Brooks, Bob Cunningham, Larry Quigley, Jim Niemiec and Jodi Frey. Due to the corona virus outbreak and the mandates by the Governor and County of Modoc, gatherings were limited to less than 10 people. The board had arranged for the meeting to be broadcast on Zoom. Several members joined the meeting using that social media.

The Inspector of Elections, Beth Strom, was introduced and confirmed that a quorum was reached with the number of returned ballots. Dave thanked her for her hard work on the election.

President's Message: Dave expressed his regrets that we could not have the meeting open to all the public (due to social distancing requirements and large gathering bans). Our legal counsel instructed us to have the meeting using social media. Cal Pines Lodge and operations are doing ok, training and putting new procedures in place due to the Covid19 restrictions. Hopefully we will all be able to get back to normal soon. And Dave encouraged owners to come visit when that happens.

It was moved by Larry and seconded by Dan the minutes of the 2019 Annual Meeting as published in the Log last summer be approved as written. Motion passed.

Treasurer's Report: Dan reported the following account balances: Plumas Bank General Operating Account \$286,335.69; Plumas Bank On-Site Administrator's Account \$4,696.85; Payroll Protection Plan Account \$69,799.46; Cash in Tills and Safe \$4,104.26; US Bank Money Market \$244,522.23; Edward Jones Money Market & CD \$199,987.00. Total in checking and Savings \$809,445.49. Reserve Account balances: Plumas Bank CDs \$225,711.66; Woodbury Financial CD \$231,739.35; Pacific Crest Money Market \$232,407.32; Equipment Fund Reserve Money Marker \$100,183.25. Total Reserves \$790,041.58. Total in operating and reserve accounts is \$1,599,487.07. It was moved by Jim and seconded by Bob to accept the treasurer's report. Motion passed.

On-Site-Administrator's Report: Dave reported the lodge motel is closed except for essential personnel (construction workers) due to the corona virus. The staff has taken this time to deep clean all rooms, the restaurant, bar and lobby. The restaurant is closed for Sunday Brunch Buffet, but has remained open for take-out meals Thursday, Friday and Saturday nights. There have been several events cancelled this year due to the pandemic, but hopefully things will get back to normal and events and parties will be rescheduled. Dave reported the following accomplishments at the lodge complex this past year: remodels of two motel rooms, the floor in the bar area has been braced; sprinkler systems were installed at the lodge and the landscaping around the lodge has been improved; about 12 miles of roads in the lake units were graded; Hill Unit 5 east roads were graded and the plan is to grade Hill Unit 5 west roads this summer; installed a french drain behind Donovan dam (per the state dam inspector's request). The dam inspector was here last

week and was very pleased with the work that had been done. Dave reported the banquet room will get a new roof (work is expected to begin June 1<sup>st</sup>).

New Business: The results of the election were announced. There were six candidates running to fill three seats on the board. The top three vote getters were Karen Hallman, Richard Mund and Bob Cunningham. They will serve on the board for the next three years.

Round Table: The meeting was open to members for questions and comments.

Question: Are there any board members representing the property owners in Southern California?

Answer: Yes, Jim lives in Tustin and Bob splits his time between Boron in the winter and Cal Pines in the summer.

There was a member that was having a hard time hearing the board on the social media platform and asked if it was due to poor internet connections and if it would work better if the meeting was held in Alturas proper. Answer: probably not. Suggestion: Maybe it would be better if each board member had their own laptop for the meeting. Members also said they would like to see the board use Zoom for every board meeting.

Question: Was there ever a vote to raise the dues? Answer: Yes, last year at the Annual Meeting.

Question: Are dues going up? Answer: No

Question: Is the restaurant profitable or is it subsidized by the property owners dues? Answer: At this time, due to the pandemic, the restaurant has limited hours of operation and many parties and events have been cancelled. The board did apply for and received from the US government payroll protection plan funds to augment the loss of revenues at the lodge due to the corona virus and the government restrictions placed on motels and restaurants.

Question: Is the town of Alturas growing? Answer: No

Question: What is the status of the hospital and the tax? Answer: The hospital is nearing completion. Tax questions should be directed to the county tax collector.

A member wants to sell his property. Members may call the POA office for a list of Realtors.

A member is in dispute with a neighbor that put in a drainage ditch and the culvert is on the wrong property. Dave will check into this next week.


Question: An older single-wide mobile home was moved to a lot near the lodge. Is this legal and does it meet with the CC&Rs? Answer: No, it doesn't meet with the CC&Rs. The county building department has been contacted, several members had filed complaints with that department and members were encouraged to talk with county officials.

A member stated the roads were looking good.

Several members chimed in to thank the board for holding the meeting on Zoom.

There being no further business to come before the board and no further questions and comments from the members, it was moved by Bob and seconded by Jim the Annual Meeting be adjourned. The meeting was adjourned by President Dave Lake at 9:38 am.

Respectfully Submitted,

  
Jodi Frey, Secretary of the Board