

California Pines Property Owners' Association Board of Directors Meeting August 21st, 2024 Minutes

The meeting was held at the California Pines Lodge and was called to order by President John Albrecht at 9 am. Present, were board members Richard Mund, Karen Hallman, Bob Cunningham, and James Ace Forester, Sr. (via Zoom).

It was motioned by Richard Mund to approve the Minutes of the meeting that took place on June 20th, 2024 at 9am and seconded by Bob Cunningham. Motion passed.

Treasurer's report was by given by Richard Mund as follows: Balance in operating accounts \$1,227,634.02; Balance in reserve accounts \$637,103.82 for a total balance of \$1,864,737.84.

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

On-Site Administrator's report was given as follows:

Dave reported the yearly dam inspection took place and the dam looked good, according to the inspector. Dave spoke with contractors to get bids for the repairs necessary on the east side of the property. The restaurant and pool both passed inspections since the last meeting. Dave has been filling in where needed to accommodate staff short falls. Dave informed members about the fire that happened on the back deck but has found someone to repair in time for the upcoming wedding event scheduled. Dave and the maintenance crew have been replacing street signs and doing some tree maintenance. Dave has been working closely with the Modoc County Code Enforcement department. Dave encouraged the community to check out the progress on the North Overland Road project that is ongoing.

No one motioned to approve the On-Site Administrator's report at this meeting.

Old Business :

1. Update from Dave and Jake regarding Sunday Brunch solution. After hearing a breakdown from both Dave and Jake, as well as, input from the community; The Board voted to table this item for now. The Board is not chronologically following the Agenda as written. James Ace Forester, Sr. is disconnected from the meeting by CPPOA as a result of technical issues with the internet.
2. Update on handrail placement and confirmation from Dana regarding the date in which this item was passed, originally. The handrail was previously passed by vote and therefore, will be replaced. Aaron Gardiner bids on the handrail work later in the meeting when asked by The Board. The Board did not follow the Agenda as written, again and revisited the issue after bouncing around to other Agenda items. Richard Mund motioned to approve the hand rail bid and work at the time of the other work in Agenda item #5, as bid. Karen Hallman seconds, motion passed.

New Business:

1. Amend CC&R's to remove POA responsibility for enforcing CC&R's? After discussion between The Board and owners it became clear this item must be tabled until a clear explanation and consultation

from the CPPOA lawyer can be given; as, there does not appear to be a consensus of knowledge amongst The Board of the law regarding what The Board can change in the CC&R's.

2. Is the Building Committee necessary or relevant anymore for prospective member builders or should it go away? Karen Hallman motions to keep the committee in-tact. Bob Cunningham seconds. Motion passed. Right now the committee is composed of Dave Lake and Aaron Gardiner, only, as re-iterated by a property owner in attendance.
3. Options for filling Board vacancies not already described in the Bylaws. Bob Cunningham states that he spoke to the attorney and was informed via voicemail that Jodi Frey is still on the board though she did not seek re-election and her term expired. The reason given, by Bob Cunningham is that Jodi did not submit a letter of resignation and therefore, will re-join The CPPOA Board. Bob Cunningham states that he was informed by the lawyer that there are only 5 reasons a director can be removed from The Board and that Dave must also be re-instated. Bob' explanation is interrupted by Jodi Frey and Richard Mund who agree that they would rather fill seats in the privacy of a closed session and not in the Public meeting. Karen Hallman announces that this will be decided in closed session and Jodi may remain seated at the table so that Karen is not the only girl on the board. James Ace Forester, Sr. is reconnected via a cellphone. He mentions the correspondence he had with the attorney and states the lawyer stated that The Board did not have the right to remove Dave from the Board. James motions to reinstate Dave Lake as President of the CPPOA Board of Directors per the advice of the attorney. Richard Seconds , motion passed.
4. Term Limits for Board Members? James motions to make no changes to the Bylaws in this regard as a result of recent corrections from legal counsel to other Bylaws changes the Board has passed. Jodi Frey seconds, motion passed.
5. Repairs needed for motel room decks, sliders, and roofing. Karen Hallman speaks to some deferred maintenance and necessary rooms. Aaron Gardiner is in attendance and came prepared to give bids on some of the work during the meeting. He will follow up with more detailed bids at the next meeting. James motions to approve the work Aaron Gardiner has bid on in the meeting (the sliders) and wait for bids on the rest of it (the deck work and removing the storage area) at the next meeting. Motion passed. Aaron also bid on the roof work. James motions to approve the roof work as bid. Karen seconds, motion passed.

The meeting has been opened to general public throughout the entire meeting and very little organization or schedule maintained by The Board regarding public comment. However, additional public comments were called for again by The Board. A new property owner, Mike, in attendance commends Dave and CP staff for all the help and courtesy. Nancy Quigley brings up the Sunday Brunch item again for discussion. Mrs. Cunningham offers a "what do my POA dues pay for?" handout to the POA that she created. There being no further business to come before the board, it was motioned by Richard and seconded by Karen the meeting be adjourned. The meeting was adjourned at 10:17am.

Submitted by:

James Ace Forester, Sr., Secretary