

California Pines Property Owners' Association Board of Directors
July 15th, 2026 at 9:00 a.m

The meeting was held at California Pines Lodge and was called to order by President James Ace Forester Sr. at 9:00 a.m.

Presidents Address:

James Ace Forester Sr. thanked everyone in attendance for coming in person and online. James announced to the audience he is the newly appointed President of the Board of Directors.

Introduction of Board of directors Richard Mund, Robert Cunningham, Jody Frey, Dave Lake, Patricia Hillis and Karen Hallman.

Approval of the minutes for the May 17th, 2026 meeting as published on the website.
Approved by Jody Frey and seconded by Dave Lake. All in favor passed.

Treasures report:

As of June 30th given by Jody Frey. In our operating account we have \$1,232,010.56 Reserve account we have \$695,416.31 for a total of 1,927,426.87.
Richard Mund motioned to accept the Treasures report Bob Cunningham seconded , approved.

On-Site administration report:

On-Site administrators report given by Oscar Drene

Welcome James as the new President of the Board. On June 5th. We reduced our Merchant fees by switching to another company, Total Merchant Concepts that's going to save us almost eight thousand dollars a year.

June 9th, we had our virtual walkthrough for our insurance company that went fine. June 21st, Father's Day, Sunday we had kayak races here from 1:00 to 4:00pm. Plan on doing this event next year. It was a good turnout. We had 11 contestants. June 25th.
We had our dam inspection that went well.
For the Father's Day event we has a major contributor Analea Sweeney thank you so much for contributions.

July 3rd. We did have to cancel our Independence Day celebration, but it ended up being a pretty good turnout. There were a lot of very happy people there for the events going on.

On July 5th to help out with the Independence Day celebration cancellation. We had a brunch buffet that brought in approximately \$1200.00 that was profitable for the restaurant. Will consider doing that again in the future.

We now have a new reservation line that will be implemented this week. It's a cell phone dedicated just to reservations.

Unfinished business:

Scott Sumner of Save the Historic joined us online via ZOOM to further discuss with the board regarding The Little Schoolhouse.

There are legal issues with the legality of it, Per our Lawyer. The Property is owned by the community and sits on 96 acres which also includes the Honker Cove Campground.

Scott, will present the board with another proposal. And will be on the September 16th Board meeting agenda.

New business:

Engineering manager for Frontier Communications Greg Baldelon was present via Zoom to discuss the proposed fiber optics Broadband project for California Pines Lake units. There are approximately 150 homes. The time frame for the Fiber Optics project will become public when the dates are available. He requested to be added to the agenda for the September 16th, 2026 and will be present in person and provide a presentation.

The CSD was to have a vote on the proposal, and also seeking approval of the POA Board of Directors.

Susan Cunningham, asked to be put on the agenda to talk about remodeling inside the Lodge area. She has a list of 7 rooms to be remodeled. She estimates to cost to be \$37,000, not including labor costs. Oscar will get with maintenance to see what the renovations will entail. The board did not make a motion to move forward until more information becomes available.

Oscar Drene will be contacting Casey Cockrell at the Modoc County Road Dept to address the weeds on the "S" turn near Plainsman on county Rd 71. The weeds are becoming a road hazard and a fire danger.

Election results came out the POA did not have enough votes to have a quorum based on our current rules in our CC&R's. By law we need 10% returned to have a quorum. The board hired an independent inspector of elections to count the votes.

The meeting was open for public comment.

Mark Bishop was concerned about the trees being cut down under the power lines in Hill Unit 4. The trees are going to become a fire danger if SVE does not have them removed or chipped.

There being no further business to come before the board It was motioned Dave Lake to adjourn Karen seconded it, all in favor.

Adjourn to closed session at 11:00 a.m

Submitted by: Patricia Hillis, Board Secretary