

## **California Pines Property Owners' Association Board of Directors Meeting September 21, 2022 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, Bob Cunningham, James Ace. Forester, Sr. and Jodi Frey. Jim Niemec was not in attendance.

It was motioned by Jodi and seconded by Richard the minutes of the July 20<sup>th</sup>, 2022 meeting be approved as written. Motion passed.

Treasurer's report was given as follows: Balance in operating accounts \$754,238.24; Balance in reserve accounts \$901,715.60 for a total balance of \$1,655,953.84. Jodi acknowledged that the Pacific Crest account was corrected to be placed in the operating account.

It was moved by Bob and seconded by James to accept the Treasurer's report. Motion passed.

On Site Administrator's report was given as follows:

As for the lodge: A new dryer was obtained and covered under warranty. Dave has been working on Log articles. Swimming pool is closed for the year. Kitchen and bar staff has experienced some staff turnover. Walt Davis received 3.9% on a CD that came due. Dave has been communicating a lot with the building department lately.

Jodi motioned to accept the On Site Administrator report and Bob seconded the motion. Motion passed.

### **Old Business :**

1. RV dump station findings if any: Dave has no updates regarding the matter.

Jodi suggests follow-up and with the county of Modoc Building Department to determine if the old dump station was up to code. Dave replied that he has only spoke with Ron Sherer from Cal Pines CSD and asked Jodi if she would like him to contact Environmental Health. She stated that it may require contacting both.

Richard suggests relocating the prospective new dump station to the area near the horseshoe pits as he believes their may be an existing sewer line present so that POA can better monitor site operations.

2. Dave requests log articles help from the board. Karen offers suggestions on winter time access for the Hill Units. Karen states she may have an article ready this week. Jodi suggests evacuation zone info go into the Log and commits to a Log article on the subject of evacuation zones. James asks the board who is responsible for the task of Log article composition and is answered that it is not the responsibility of board members to create Log articles but rather that if there is not enough input from the community, then, the board is welcome to try and fill the Log with their own articles. Jodi suggests a calendar of events go into the Log.

3. Findings of the Special Committee to go over the new Employee Handbook:

Jodi discussed the no related employees conflict rule and how that is difficult to achieve in the given environment and the Lodge reserves the right to negate and make changes to this rule to accommodate the current situation. She added that employees in a relationship must refrain from public displays of affection while on the clock. California Pines Lodge is to be referred to as California Pines Property Owners

Association in the handbook. A few items were amended in the dress code section. A few items were added including tobacco use on premises and use of personal automobiles for business, solicitation and distribution of items at work, interaction with customers, outside employment and employee benefits. Jodi directs questions or concerns be directed to Dave. Dave requests those items be sent to him by October 4th, 2022 to allow time to get it to the attorney and the insurance.

### **New Business:**

1. The restaurant seeks approval to buy a new fryer and new under the counter refrigerator. The new fridge and fryer are estimated to cost around \$9000. James motions to approve the purchase and Karen seconds. Motion passed.
2. The Little Red School House is in need of a new roof. Dave notes that the roof has already been repaired many times in the past and suggests replacing it with a steel roof. Karen notes that the building does not qualify as a historical building due to the upgrades. James asks what benefit does the building offer to the community and how can the money spent to maintain it be justified if there is no benefit to the property owners and proposes a demolition. Karen proposes checking with Dick Mackey first as he may have something to say about it as he may have attended school there. Dave suggests making a Log Article about it and contends that a decision does not need to be made at this meeting but that the issue will be discussed again in the future. Richard notes there are many needed repairs in the building and that it has been moved. Jodi and Dave recollect the days of bingo that were held there until it was no longer allowed. Dave reminded that the water source is compromised at the building now. Richard adds that the well for it along with Honker Cove have been condemned due to heavy metal content. James asks a CSD member from the audience in attendance, Ryan Sherer, if he has some insight on the subject. Ryan states that he may know of someone who may be interested in purchasing and moving the building.
3. ABC License: Three people are on the license that need to be removed: Tim Perry, Joe Munoz, and Dale Hadley. Richard motions the board approves to remove them and add Dave Lake and James Ace Forester, Sr. to the ABC License the motion is seconded by Jodi. Motion passed.
4. Approval of 2023 budget:

### **Estimated Income**

Estimated Membership Dues Income: \$737,000

Estimated Interest Income: \$2,500

Estimated Lodge Income: \$450,000

**Total Estimated Income: \$1,189,500**

### **Estimated POA Expenses**

Employee Compensation: \$550,000

Insurance Policies: \$130,000

Professional Fees/ Contract Labor: \$45,000

Director's Fees/ Travel: \$7500

Taxes, Fees, Permits, Licenses: \$26,000

Roadwork/Snowplowing: \$165,000

Equipment& Vehicle Maintenance: \$5,000

Office Expenses: \$40,000

Log Printing: \$15,000

Utilities/Bulk Fuel: \$60,000

Cost of Goods/ Lodge Supplies: \$250,000

Advertising/Event Expenses: \$24,000

Merchant Machine Fees: \$15,000

Repairs, Maintenance, and Improvements: \$60,000

**Total Estimated POA Expenses: \$1,392,500.**

**To Balance budget, \$203,000 of previous years carryover must be used.**

Jodi makes a motion to approve the 2023 budget and Bob seconds that motion. Motion passed.

The meeting is opened to public comment by Dave: Ryan Sherer and he offered his knowledge base and assistance as a representative from Cal Pines CSD for Cal Pines POA.

Jodi mentioned a possible illegal build of an airplane hangar on the airstrip. Ryan claims to be unsure of the legality of that particular project.

James asks Ryan for portable information for prospective builders to obtain for Lake Units and CSD utility connections.

Ryan, James, and Amber agree that Modoc County Building Department, POA and CSD are working together to get property owners accurate information.

There being no further business to come before the board, it was moved by Jodi and seconded by James the meeting be adjourned. The meeting was adjourned by President Dave Lake at 10:42 am.

Submitted by:

James Ace Forester, Sr., Secretary