

## **California Pines Property Owners' Association Board of Directors Meeting January 17th, 2024 Minutes**

The meeting was held at the California Pines Lodge and was called to order by Secretary James Ace Forester, Sr. at 9:00 am. Present, were Board members Larry Quigley, Karen Hallman, Richard Mund, and James Ace Forester, Sr.. Dave Lake, Jodi Frey and Bob Cunningham were not in attendance.

It was motioned by Richard and seconded by Larry the minutes of the November 15 , 2023 meeting be approved as written. Motion passed.

Treasurer's report was given as follows: Balance in operating accounts \$1,311,583.33; Balance in reserve accounts \$595,826.98 for a total balance of \$1,907,410.31.

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

On Site Administrator's report was given as follows:

Dave left a report stating that he has been learning Bill Pay and Payroll. He has been organizing plow times and plow areas while also keeping snow removed at the Lodge. He has also, been attending Modoc County Board of Supervisors meetings along with other Board members. He has been keeping up with day to day operations including management of employees and staying up to date with ordering. He has been coordinating with the mechanic to work on the grader. His report states he has been gathering items for the attorney. He also states that he has been reviewing/re-sending items for the EAP and DWR for follow up. Dave has been participating in and setting up for banquets and events at the Lodge. Finally, he has been reviewing return addresses and working to get new contact info for delinquent property owners.

It was motioned by Karen and seconded by Larry to accept the On Site Administrator's report. Motion passed.

### **Old Business :**

1. Notice to public regarding conversation with CPPOA Attorney about CC&R's and Bylaws. After a discussion with the attorney, the attorney agreed that the Board can change CC&R's and Bylaws with a simple Board vote. James encourages the California Pines Property Owners to give feed back to the Board on issues that are important to them and reminds them that there will be changes to both CC&R's and Bylaws in the near future as a result of passed motions in previous meetings.
2. Update on bids for kitchen repairs and A/C repairs for restaurant and bar areas. James informs that Dave has been working on this issue and that there will be an update given as soon as possible.

### **New Business:**

1. Discussion of conflicts of interest in regards to board membership and board member inactivity. James clarifies that this item has three topics to be acted on: First, the Bylaws state that a Board member must attend at least 40% of Board activities and there is a current Board member that is unable to fulfill this requirement due to ongoing medical treatment. Should the Board take action to remove that member or change the Bylaws or add an exception? James motions that Bob Cunningham be removed for absence. Karen seconds the motion. Motion did

not pass as there was not a majority. 2 nays and 2 ayes. Second, should the Bylaws be changed to allow CPPOA Board members to also sit on the Board of CPCSD? James makes a motion that the Bylaws be changed to allow members to be on both CPCSD AND CPPOA Boards at the same time. The motion did not pass as there was not a majority. 2 nays and 2 ayes. Third, is it a conflict of interest for an employee of the CPPOA to also sit on the CPPOA Board and should the Bylaws be changed? James motions the Bylaws be changed to reflect that it is a conflict of interest to be an employee of CPPOA and also sit on the Board of CPPOA. Karen seconds the motion. Motion passed.

James opens the floor for owners in attendance and on Zoom to participate in the conversation before the board motions as it was brought to the Board by several owners in the community. Owners in attendance and on Zoom unanimously supported moving to monthly meetings, agreed that the Bylaws be changed to disallow employees to be on the Board, and that inactive Board members be removed.

2. Discussion of CPPOA Board meeting schedule. Monthly or Bi-monthly meetings moving forward? James motions to move to monthly Board meetings. Karen seconds. The motion did not pass as there was not a majority. 2 nays and 2 ayes.

The meeting is opened to general public comment by James:

John Albrecht addressed the board and let them know he is running for the next election and requests to be appointed to the upcoming seat left open by Larry.

Ed Price, also, addressed the board and let them know he is running for the next election and requests to be appointed to the upcoming seat left open by Larry.

There being no further business to come before the board, it was moved by James and seconded by Karen the meeting be adjourned. The meeting was adjourned by Secretary James Ace Forester, Sr. at 10:49 am.

Submitted by:

James Ace Forester, Sr., Secretary