

**California Pines Property Owners' Association Board of Directors
Meeting September 17th, 2025 Minutes @ 9:08 a.m.**

Minutes

The meeting was held at California Pines Lodge and was called to order by president Dave Lake at 9:08 a.m.

Present were board members Dave Lake, Karen Hallman, Robert Cunningham, James AceForester Sr, Jodi Frey, Patricia Hillis and Richard Mund.

It was motioned by Dave Lake to approve the minutes that took place on July 16th 2025 and seconded by Karen Hallman. Motion passed.

Treasurers report was given by Jodi Frey. Balances in operating account as of August 31st 2025.

Balance in operating account 1,162,803.08. Reserve account 669,387.82.

For a total 1,832,191.30. Treasurer's report seconded and passed.

On-Site Administrator's report was given as follows

Continue to update accounts through the tax lean sale should be done by the end of October.

Dave has been talking to property owners who's property have been broken in to. If you see something suspicious call the sheriff.

Pool is closed for the season.

Solar light by the mailboxes installed and working. Solar lights will also be installed in the parking lot in the next couple of weeks.

Work continues on the South Overland and Rainbow Pond project.

New sprinkler lines installed by the mailboxes.

Sheriff has been patrolling the super hill units.

Fish dying in Brown Pond, a Fish and game biologists will be testing the pond water.

The board members are in discussion with our attorney regarding the CC&R and Bylaws revisions.

The California Pines board of directors voted to move forward for the new metal roof on the main building on September 25th, 2025. Bid was awarded to Aaron Gardner of Gardner & Gardner.

Board members reviewed the 2026 operating budget for final revisions.

The meeting was open for public comment:

How do we handle the abandoned and depilated properties in the mobile home park the cost of hazard waste and disposal.

EV charging unit at California Pines Lodge.

No closed session for this meeting.

There being no further business to come before the board, the meeting was adjourned by President Dave Lake at 10:58 am

Submitted by:

Patricia Hillis

Secretary

