

California Pines Property Owners' Association Board of Directors Meeting March 19th, 2025 Minutes

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

It was motioned by Richard Mund to approve the Minutes of the meeting that took place on January 15th, 2025 at 9am and seconded by Jodi Frey. Motion passed.

Treasurer's report was by given by Richard Mund as follows: Balance in operating accounts \$1,362,608.82; Balance in reserve accounts \$667,752.46 for a total balance of \$2,020,361.28.

It was motioned by Jodi Frey, and seconded by John Albrecht to accept the Treasurer's report. Motion passed.

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

Dave reported he has been busy doing address inquiries to update our database and make sure mailing operations are accurate. Dana is updating addresses from dues payments that are returned. The staff has recently completed the copying/folding/stuffing operation for the upcoming CPPOA Board of Directors election. The packets are to be mailed out right away. The Russ Hawkins yearly event is coming soon. The room #4 bathroom is currently being remodeled. Dave has secured a material price for the road work at \$17 per ton. One load is expected to do about a 100 yards depending on the condition of the road. Hill unit 3 will be the target area for road work this coming summer. Next year will be Hill Unit 2 and Hill Unit 1 will follow. All of the construction projects previously approved have been completed. The Firewise application has been completed and the Cal Pines Upper Hill unit is now a Firewise Community, officially. Due to the recent storms, much roofing material has been damaged and Gardiner and Gardiner have since fixed it all.

It was motioned by James Ace Forester, Sr. and seconded by Jodi Frey to approve the On-Site Administrator's report as given. Motion passed.

Old Business :

1. No old business for this meeting.

New Business:

1. No new business for this meeting.
2. Reminder to public regarding upcoming CPPOA Board of Director's Election. Dana reminds the public the deadline for the candidate statements is Feb 1st, 2025. Reminder that employees are now allowed to run for the Board of Directors as long as they are a property owner in good standing.

The meeting was opened to public comment.

A property owner, Cameron, from Zoom requested assistance understanding the document titled "Things to Know Before Building in Cal Pines." The board answered the questions and advised general direction for the new owner to successfully develop his new lot.

A property owner in attendance, Dave, mentioned the light on the flag and the mailboxes has been out for some time.

Gary Wokral, in attendance, mentioned concerns about the lumber theft going on around his property and also asked about Firesafe assistance on his property.

Mike and Joe from The Alturas Rotary Club came to visit to share the information about the Duck Race and raise money.

There being no further business to come before the board, it was motioned by Richard Mund and seconded by James Ace Forester, Sr. that the meeting be adjourned. The meeting was adjourned at 9:56am.

Submitted by:

James Ace Forester, Sr., Secretary