

California Pines Property Owners' Association
750 Shasta View Drive
Alturas, CA 96101
Annual Meeting
Saturday May 16th, 2026 at 9:00 am

****Please note, the meeting will be held in person and all members are encouraged to attend. If you are unable to attend, you are encouraged to join us on Zoom. Instructions for this are printed on Our web page: californiapinespoa.org**

Agenda

Call to order by President Dave Lake

Introduction Inspector of Elections

Quorum to be determined

Introduction of Directors

Address of welcome by the President

Approval of minutes May 17th, 2025 Annual Meeting as published on the website

Treasure's Report:

1. Current Balances
2. Review of 2025 end of year financial statements

On-Site Administrator's Report

Unfinished Business

1. There is no unfinished to be addressed at this meeting

New business

1. Nominations from the floor
2. Election of Directors
3. Discussion on CC&R changes
4. Approval of dues increase for 2027

Open the Meeting to comments and questions from the floor

****Please note : property owners will be allowed three minutes for questions and comments. No action will be taken on any item not listed on the agenda.**

Adjourn

**California Pines Property Owners' Association Board of Directors
Annual Meeting May 17th, 2025 @ 9:00a.m.**

Minutes

The meeting was held at the California Pines Lodge and was called to order by President Dave Lake at 9:04 am. Present, were Board Members Dave Lake, Richard Mund, Karen Hallman, James Ace Forester, Sr., Jodi Frey, Bob Cunningham, and John Albrecht was not in attendance.

President Dave Lake introduced the Inspector of Elections for 2025, Elizabeth Strom.

Dave Lake announces that a quorum has been reached and he has results.

It was motioned by James Ace Forester, Sr. and seconded by Jodi Frey that the minutes of the May 18th , 2024 meeting be approved as written. Motion passed.

Treasurer's Report and 2024 Financial Report was given by Richard Mund as follows: Income for the year (as of December 31st, 2024) POA dues \$804,936.59, Other income was \$6,286.32, The Lodge brought in \$491,512.32 bringing a total income for the year of \$1,302,735.23. Expense last year totaled \$1,079,773.94. Net income for the year was \$-4183.78.

It was motioned by Jodi Frey and seconded by James Ace Forester, Sr. to accept the Treasurer's Report. Motion passed.

President's Address:

Dave thanks everyone in attendance for coming in person and online. He recognizes the great work of all of the Cal Pines staff and acknowledges that it is all possible as a result of their efforts.

On Site Administrator's Report was given as follows:

Dave states that updating the addresses of property owners and keeping an accurate database is an ongoing job that has received extra work in 2024 by himself and team. The staff has been busy doing spring cleanup and making the lodge, the restaurant and common grounds look great. Getting the pool ready for its yearly opening is a priority. Roads and ditches in the Lake Units have been completed. Hill Units 1, 2 and 3 are in progress and nearing completion. Tree removal has been a big part of the clean up, as well. CPPOA has been working closely with the Firesafe and Firewise initiatives. May 3rd and May 9th 2025, CPPOA worked with them for various events and has been creating a solid plan to achieve fire prevention and clean ups. Dave has been working with the Modoc County Sheriff Office to plan abandoned vehicle removals. Dave has been replacing, roofs, decks and many other repairs on the Lodge, restaurant and facilities since the last annual meeting.

It was motioned by Jodi and seconded by James to accept the On Site Administrator's Report. Motion passed.

Spencer is allowed to address the meeting regarding collection efforts, made by his firm, of delinquent POA Dues.

Old Business :

1. No old business at this meeting.

New Business:

1. Nominations from the floor: No nominations from the floor.
2. Election of Directors: Candidates for this year's election were John Albrecht, James Ace Forester, Sr., and Patricia Hillis. James Ace Forester, Sr. and Patricia Hillis won seats on the Board of Director's with the most votes.

The meeting is opened to public comment by Dave.

There being no further business to come before the board, the meeting was adjourned by President Dave Lake at 10:02 am.

Submitted by:

James Ace Forester, Sr.,

Secretary