

California Pines Property Owners' Association Board of Directors
Meeting Annual Meeting May 16th, 2026 at 9:00 a.m

The meeting was held at California Pines Lodge and was called to order by President Dave Lake at 9:07 a.m.

Dave Lake called to order to introduce Beth Strom as the Inspector of Elections for 2026. Beth announced to the property owners present we did not have enough votes for a quorum. Beth encouraged property owners to send in their paper ballots for further elections. The inspector of elections can not accept verbal votes, based on the Davis Sterling Act. That was close for a total of 973 votes we needed 1150 return ballots for a quorum.

Introduction of Board of Directors:

Present board members Dave Lake, Karen Hallman, Jodi Frey, Patricia Hillis, Richard Mund, Robert Cunningham. James Ace Forester was present on Zoom

Dave announced he had stepped down as On-Site Administrator and introduced Oscar Drene as the new On-Site Administrator.

Dave announced been working on the Rainbow Pond project. Cal Fire got 25 acres approved to do an understory burn and will happen in the Fall 2026.

Dave Lake motioned, in the audience do we have approval of the May17, 2025 minutes. Richard Mund approved and Noel seconded it. Motion passed.

Treasures report:

As of April 30th given by Jody Frey. In our operating account we have \$1,328,922.34. Reserve account we have \$695,766.35 for a total of \$2,024,688.69. Financial statements go out with the voting packet.

Income for the year Dues for 2025 the Lodge brought in \$560,274.58. Dues for 2025 \$157,902.13. Last year we brought in about \$200,000 more then the year before. All in favor to approve the treasures report. Approved

Presidents Address:

Dave thanked everyone in attendance for coming in person and online. He recognizes all the great work of all the California Pines staff and acknowledges that is all possible as a result of their efforts. Put on a New roof over the bar and kitchen, and other cleanup jobs.

On-Site administration report:

Oscar introduced himself as the new Onsite-Administrator. Pool passed our inspection. We have our pool attendances in place for the summer. Thanks to Dave Lake and Joe Hill the cleaning of the Rainbow Project is moving forward. Joe has already started grading the roads. The possibility of a new merchant system coming. Our fees are extremely high, we should be saving at least \$600.00 a month and an average of \$7,000.00 a year. Installed couple of new barbecue pits for the summertime. Increase in rentals for the banquet room and Bar area. Modoc High School prom. We have our Independence celebration for everyone on Friday July 3rd. New menus will be coming out in the next couple of weeks and have finalized the prices. Mothers Day was a huge success.

All rooms at the Lodge have been reserved for an event in Alturas on June 6th.

Robert Cunningham made a motion to accept the Administration's report Karen Hallman seconded it ,all in favor.

Unfinished Business: No Unfinished to address at this meeting.

Spencer Wienerman was present to give the P.O.A an update on how our collections are doing. We had one of our best years in collections. We decided not to wait 3 years of the delinquency. decided to do it after two years being delinquent. Pursued a couple of big cases and that we're able to settle. The past 12 months Spencers office collected \$325,591.00.

Unfinished business: There is no unfinished business to be addressed at this meeting.

The meeting was open for public comment.

A discussion on CC&R changes. We want the CC&R changes to match with the county ordinance so that we would be able to get help with the Law enforcement agency. James Ace Forester Sr. will be working on the modifications and will have them soon.

The changes to the CC&R will go out with the ballots for next year 2027.

Sue Cunningham works closely with code enforcement in Southern California and is trying to start this process in California Pines, she needs 15 volunteers to be able to move forward. Sue will put together a presentation for code compliance.

James Ace Forester Sr. motioned the board table the dues increase until 2027. Motion approved.

All investment accounts for California Pines need to be FDIC insured by state law.
Publicly accessible financial reviews of all reserve accounts are available in the P.O.A office.

There being no further business to come before the board It was motioned Richard to adjourn Karen seconded it, all in favor.

Adjourn to closed session at 10:07 a.m

Submitted by: Patricia Hillis, Board Secretary