



Board Minutes of the Board of Directors Meeting on April 27, 2023

PRESENT: Bert Soske, Greg Wilson, Denise DeMartini, Sheldon Toso

ABSENT: Andrew Bunch

Call to order at 6:05 PM

Flag Salute

OPEN FORUM:

Lot Number 2037 and 2084: Reviewed the financial report and the one thing that he noticed was \$57,384 for postage. Becky explained that this account is an umbrella account that covers many expenses including but not limited to office expenses, postage and handling, supplies, election expenses, card machine and equipment etc. Member would like to see an itemized report of these expenses. He was referred to the financial reports in the member portal.

Lot Number 964: Member stated that when the embezzlement happened there were two people in the office and we didn't have management company. There are people living in trailers and nothing is being done about it. Becky stated that we rely on members to make complaints and then they are investigated. She then starts through the processes put into place. (i.e., courtesy letters, etc.) Denise explained that all complaints are confidential. She also asked the member to submit a complaint to the office.

Lot Number 1910-1911: Member reiterated \$57,000 is office supplies, postage etc. CID does the majority of our mailings. He stated that when he submitted his complaint with his several neighbors that the problem was taken care of. Both the complaint and the disposition are confidential. Member asked for \$190,000 clarification for Management. Becky explained that payroll is processed through ADP.

Lot Number 636: Member would like to see the bylaws and CC&Rs revisions on the agenda.

Lot Number 553 and 771: Member asked where the 5th board member was. Treasurer is absent tonight due to work conflict. Member also asked who monitors the payroll. Member stated that a Board should also review payroll.

APPROVAL OF PRIOR MINUTES:

Denise motioned to approve the March 14, 2023 Executive Board Meeting minutes

Bert seconded the motion

Further Discussion: None

Approved: 3 yes 1 nay 0 abstention

Motion carried

Denise motioned to approve the March 23, 2023 Board Meeting minutes

Bert seconded the motion

Further Discussion: Sheldon stated that on the second page of the minutes he wants to know what the cost for Ballot Box was. (\$12,000)

Approved: 4 yes 0 nay 0 abstention

Motion carried

Denise motioned to approve the March 23, 2023 Executive Board Meeting minutes

Bert seconded the motion

Further Discussion: None

Approved: 3 yes 1 nay 0 abstention

Motion carried

EXECUTIVE MEETING WAS HELD ON: April 27, 2023

Agenda items: Violation, ADR

FINANCIAL REVIEW:

Financial Review: January 2023, February 2023, and March 2023.

Sheldon motioned to ratify the January financials.

Gregg seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion carried

Bert motioned to ratify the February and March financials.

Gregg seconded the motion

Further Discussion: None

Approved: 3 yes 1 nay 0 abstention

Motion carried

DIRECTOR'S REPORTS:

Denise: Denise asked for volunteers to plan a spring member event in May. Committee member(s): Rob Adamson. Becky to put the request for committee members on the website.

Bert: Bert explained that he was scheduled to meet with the fire department today but the meeting has been rescheduled to next month. Bert is really glad the road has been reopened.

Gregg: Gregg asked what type of spring event? Denise replied that this would be up to the committee and the Board.

Sheldon: Board member would like the committee to include use all facilities of the park, i.e., disc golf, baseball diamond etc. for the spring event. He would like the Board to review the CID contract.

MANAGER'S REPORT: TriDam has sent us a flyer regarding the mussel program. All boat owners will be receiving a notification of the program with an application. We are still working on the docks. Ballot Box has sent out the candidate solicitation forms. All forms due to Ballot Box by May 23, 2023. CCWD has marked some trees at the Kiva for removal. (5/22-23) The removal will mean that the Kiva will need to be shut down. Kiva positions are still being accepted. Docks will be replaced on May 18th. (2-3 days)

Bert motioned to close the Kiva on 5/22-23 for CCWD tree removal

Sheldon seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion carried

OLD BUSINESS: Pickle Ball

Lot 911-912: Member previously submitted a report asking for improvements to the basketball courts making pickle ball courts. Member initially asked for a 9-foot extension to the basketball court. After the storms hit the road was washed out so a truck could not access the court. Member is now asking for the cracks in the court to be repaired. He is willing to make a pickleball court at his expense if the cracks could be fixed. The Board asked member if he has secured any donations. Member does not see this happening.

Sheldon motioned to repair the cracks in the basketball court with the extension being put off until next year. (Extension to cost approximately \$3800 plus the pump truck expense)

Gregg seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion carried

NEW BUSINESS: Tri Dam

A \$3000 check will be issued to TriDam for the completed inspection of the docks. Once inspection is completed (before the expiration date of the permit – April 21, 2024) the \$3000 will be refunded.

Denise motioned to approve the \$3000 check for Tri Dam

Bert seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion carried

Bert reported that we will be suspending the reserve deposits. Funds will be deposited into the reserves at the end of the year.

Sheldon motioned to discontinue the monthly distribution. The reserve distribution will be done at the end of the year.

Bert seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion carried

MEMBER REQUEST:

Lot 0963 is requesting waiver of hall rental and kitchen fees totaling \$75 for the annual pancake breakfast on April 29, 2023.

Denise motioned to approve the waiver of the hall rental and kitchen fees totaling \$75

Sheldon seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion carried

Lot 1656 is a member of the Red Hat Society and would like to hold their monthly meeting at the hall on October 19, 2023. This is a Thursday and the hall is not usually rented during the week.

Sheldon motioned to approve the hall rental for the Red Hat Society on October 19, 2023.

(Rental fee to be paid by Society)

Bert seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion carried

ARCHITECTURAL REVIEW:

Lot 0316: Member is requesting a 6-month extension for the already approved fencing.

Denise motioned to approve the 6-month extension

Sheldon seconded the motion

Further Discussion: clarified trunks to be tree trunks

Approved: 4 yes 0 nay 0 abstention

Motion carried

OPEN FORUM:

Lot Number 591: Member wants to know what positions members will be filling for the election. Bert explained that after the election the Board convenes with the new members in open session and they discuss who will fill what position. Member believes that positions should be listed on the ballot. At any time, the board can motion to change positions. Member asked who is responsible for cleaning up the bridge. The County told a member that they are responsible for the clean-up. Sheldon asked Becky to ask the County to clean up the bridge.

Lot Number 1909-1910: Member would like to see the hall chairs repaired to make sure no one gets hurt.

Lot Number 964: Would like the trees in the creek removed before we have another problem.

Lot Number 238: Is a member of CCWD. He spoke about the Kiva being closed on May 21 and 23. CCWD will pay for some of the mailing costs. He also spoke about the building owned by CCWD at the Kiva.

Lot Number 964: Becky stressed that the key cards are programmed differently. 24-hour access for boat owners. Staff will ask others to leave at dusk.

Lot Number 2037-2084: Thanked the Board for allowing the audience to express their opinions. Umbrella costs: How can a member get a report? Member would like an itemized report. Becky will look into it. Member was referred to the financials on the member portal.

New meeting schedule for next month (May) will be the 4th Wednesday of the month.

ADJOURNED: 7:41 PM

NEXT MEETING: May 24, 2023 - 6:00 PM

Secretary Signature: Denise DeMartini