

California Park Association

Board of Directors

MINUTES

Regular Meeting on Thursday – August 18th, 2011 – 6:00 P.M.

The Terraces - 2750 Sierra Sunrise Terrace – 1st Floor – Sierra Room

- I. INTRODUCTIONS** - The meeting was called to order at 6:17 p.m. after the completion of the Design Review Committee meeting.
Board members present: Bernie Trigeiro, President, presiding
Barbara Copeland, Vice President
Ann Elliott, Secretary/Treasurer
Jeff Greeson
Richard Rist
Board members absent:
Management representative: Lori Storm
Recording Secretary: Kathryn Prehoda
Others present: Mike Baird, Michael Bell, Woody Elliott, Rita Hopwood, Laura Koscki, Becky Trigeiro, & Josie Whitehurst
- II. BUSINESS FROM THE FLOOR –**
- Ann Elliott made a statement regarding interaction and cooperation within the Board, as well as frustration with actions taken during her absence, summing her statement with requests for cooperation & teamwork in preparation for the meetings as well as pre-posted, open meetings of all committees and specific oversight of the lake management. She agreed to have her specific items addressed as covered within the meeting agenda.
 - Laura Koscki stated her concern that the lake is polluted and added that she is doing research regarding action taken at Clear Lake to see if it is applicable.
 - Rita Hopwood asked why the geese were gone. It was noted that the geese had congregated and were being aggressive in another area of the lake where feeding was occurring. As the birds are wildfowl, the feeding was stopped and the gaggle has disbanded. Woody Elliott noted the difference between wildfowl (ducks & wild geese) and barnyard geese, adding that Canadians are federally protected and normally migratory.
 - Woody Elliott referred to a letter (New Business C in the June minutes) that had been tabled until August but was not on the agenda. The Board responded that the organization of the DRC which occurred in the July meeting covered any issues and that there was no discussion of either the letter or any personality in the that meeting.
- III. APPROVAL OF THE MINUTES:** In the course of amending the July minutes, there was a discussion regarding the openness of committee meetings as well as questions regarding the Common Areas Grounds Committee Action Plan and a discussion regarding the Spring 2010 Newsletter, which had contained an erroneous tree removal policy. With regard to the erroneous tree policy, the Fall 2011 newsletter will contain an article restating the policy and stating that only the Board can approve the removal of trees from the Common Areas. It was noted that the newsletter must be in the hands of the membership by the beginning of December and that there is a deadline for content.

The following amendments were made to the July 21st, 2011 minutes:

- The comments under Item C of the Manager's Report on page two were changed to read, "The owners requested the removal of a cottonwood and two willows. Their removal will be considered by the Lake and Commons Area Committee as a part of their Action plan.

It was noted that all tree pruning and removal will only be done with Board approval at the recommendation of an arborist.”

- Michael Bell stated that Windmill Falls did not intend to supply irrigation and that he is not interested in becoming a member of the Common Areas Grounds Committee.
- The next to the last sentence under VIII A. Windmill Falls Landscaping Proposal on page three was changed to read, “Michael Bell added a request that the landscaping would not affect the lake view.”
- The last sentence of the opening paragraph of Item D of New Business was clarified to read, “All of the committees, excepting the DRC which is required by the CC&Rs, serve at the discretion of the Board and are advisory in nature.”
- The meeting was adjourned at 10:40 p.m.

A motion passed (m/s/5-0-0) approving the minutes of the July 21th, 2011 meeting with the above amendments.

IV. FINANCIALS:

- **Financial Statement for the periods ending July 31st, 2011:** Lori Storm distributed a packet of documents which she then discussed with the Board in answer to a series of questions regarding the financials. The clarifications related to:
 1. The reclassification of printing costs to Printing Services from Clerical and Other Office Supplies.
 2. The sufficiency of the Postage Budget.
 3. An explanation of the need for a Landscape – sprinklers designation.
 4. The sufficiency of the Landscape – Sprays & Algae Control Budget as it is seasonal and front loaded.
 5. A clarification of what Landscape – Shoreline Maintenance entails.
 6. A clarification of Legal Services expense.
 7. A clarification of Electricity expenditure as relates to the pumps, the four meters and the accounting involved.
 8. Invoices for Maintenance and Repair showing the repair of the drinking fountain at Blue Oak Park & a required annual backflow test.

There was a discussion regarding the cost of algae control. The California Park water is harder than tap water and the copper in the current treatment is binding with the hard water. Jeff Armstrong is researching a new product to address this situation.

- **Delinquent Assessments Actions:** This item will be addressed in Executive Session.

A motion passed (m/s/5-0-0) approving the financials for the period ending July 31st, 2011.

V. REGULAR AGENDA – ITEMS FOR DISCUSSION:

- A. **Items from the Design Review Committee meeting:** As all Board members were present for the meeting, there was no report.

B. Common Areas Grounds Committee Report:

1. **Membership:** The Board asked Becky Trigeiro to chair this committee with the assistance of Barbara Copeland and Bernie Trigeiro as Board representatives. The Common Areas Grounds Committee (CAGC) nominated Bill Korte and Jinny Conger to complete the membership of the Committee.
2. **Mission Statement:** The Common Areas Grounds Committee is an advisory committee, making recommendations to the Board regarding landscaping, trails, common areas and planning, with the understanding that the recommendations require Board approval for action.

The Committee requested clarification regarding the treatment of owner requests. In the past, the manager either dealt with any requests or sent them on to the Committee. These items will now be referred to the Board for their decision. This clarification relates to issues such as tree cutting policy. It was again noted that the Association does not guarantee owners a view of the lake. Ann Elliott gave Becky Trigeiro a copy of a recent periodical with a list of native plants to add to the Committee's other resources.

- C. **Website Committee:** This Committee has not yet met but will be prepared to report at the September meeting.

VI. **MANAGER'S REPORT**

- A. **The Lake:** The care of the lake level and running of the pumps has been delegated to the expert care of Jeff Armstrong who watches the lake daily.
- B. **Ponds:** There was a discussion regarding how quickly the pond report changes from clear to an aggressive algae bloom. Jeff Armstrong is currently actively treating it.
- C. **Agenda Posting:** There was discussion regarding the successful placement of the agendas for membership pick-up and it was noted that the signs have not been taken.
- D. **The Dam:** As requested as a result of the Dam Inspector's visit, the dam has been cleaned of vegetation by Asset Management from the toe of the dam, upslope to its top, so that it will not be compromised. Lori Storm reported talking with the Inspector regarding whether the large trees on the water's edge compromise the dam. His response was that he was less concerned about those on the water side because tree roots travel towards the water source and are therefore unlikely to compromise it.

A discussion arose regarding the removal of plant material from the toe of the upper lake dam. There was some expression of concern that too much material had been removed and a suggestion that some sprouts be flagged for protection. It was noted that the removal of the vegetation was the first step in a process. Replanting of the area is scheduled for the fall. It was noted that the Common Areas Grounds Committee is in the process of reorganization and that this discussion was outside the scope of the Manager's Report. This item will be added to the September agenda along with revisiting the scope of work.

- E. **Blue Oak Playground & Bridge:** The playground structure has been removed and the bridge resurfaced.
- F. **Small Claims Court:** Lori Storm put together a 14 page information packet for the Judge which included photos and a timeline of communication. The claim was denied and the Judge added that Homeowners Associations have great discretion in managing by the CC&Rs.

VII. **OLD BUSINESS:** None

VIII. **NEW BUSINESS:**

- A. **Modification of rules regarding boats on the lake and docked:** Barbara Copeland was unable to locate any rules regarding the level of maintenance required on boats on a lake from other associations. The Board suggested looking at Wild Wood Park and lakes in Grass Valley and Clovis as well as the PG&E regulations for Lake Almanor. This item will

remain on the agenda for next month's meeting.

- B. Adoption of Rules and Architectural Guidelines:** The attorney has suggested that the rules be readdressed and approved on a regular basis so that they are current. Any changes would go out to the membership for their input prior to the Board's vote. Ann Elliott will go over the Rules and Regulations for the next meeting. Barbara Copeland will overview the Architectural Guidelines.
- C. Ing Proposal for reworking irrigation across the Area 11 overflow:** When it was decided not to do the bridge, a question arose regarding a less unsightly solution and more secure solution for the irrigation. The current proposal entailed burying the lines for the irrigation of Area 11 in a trench in the lava cap and then covering them with a slurry seal (non-structural cement) to the natural elevation. Questions arose about the number of bids, whether engineering was necessary and if permits are needed. This item is not urgent and was tabled to the next meeting. It was agreed to ask Jeff Armstrong of Nutri Lawn to attend.
- D. Area 13 Landscaping Proposal:** The original Master Plan for landscaping, etc. of the whole Association was created in 1998. The 64 owners in Windmill Falls have waited since then for the landscaping of Area 13 and hope now for a final plan and its implementation. They stressed that the existing situation looks terrible. Beginning with the original Master Plan, the Board intends to create a blown up plan of the area, determine if there are changes and if there are any engineering issues, determine an estimated cost for the final draft and move forward through budgeting to implementation. Hignell has supplied the plan and Jeff Armstrong has no record of any known changes. It was suggested that the Windmill Falls representatives could meet with Jeff Armstrong for a clearer picture of what the Master Plan shows in that specific area and then to look into possible native ground covers. Another option would be for the Common Areas Grounds Committee to work with Jeff to create a proposed scope of work from which to get a cost estimation. It was also suggested that Jeff Armstrong be asked to advise regarding whether there is a need for additional dirt and how much. The consensus was that low plantings would be sufficient. A motion passed (m/s/5-0-0) approving the formation of a joint exploratory committee composed of the CAGC and representatives from Windmill Falls to establish a concept design for Area 13; the joint committee is to have its first meeting scheduled before the September Board of Directors meeting. The CAGC's first meeting for organization is scheduled on the first Thursday of September. The Assessor's maps showed Lots B & C as the common areas that are known as Area 13.
- E. Path Access for 376 Brookside:** Last month, the Board approved the removal of three trees on this lot. It was noted that information had been received that the trails might not be needed for their removal because a boom truck will not be used. Larger equipment for a longer period of time will be needed for the pool project. Ing Excavation estimated that damages to the path would run between \$5000 & \$20,000 to repair. It was noted that the spoils would be spread in the common area, so long as they contained no concrete.
- A motion passed (m/s/5-0-0) approving the pool project at 376 Brookside, contingent on a \$20,000 bond for use to fund repair, the Board's satisfaction, of any unrepaired damages to the common area resulting from the project.
 - A motion passed (m/s/5-0-0) approving the placement of chips, from the removal of the three trees from 376 Brookside, in piles in an area to be designated.
 - A motion passed (m/s/5-0-0) requiring the sculpting and smoothing of spoils from the pool excavation at 376 Brookside, not including concrete, to the land contour in area 12

under the direction of Jeff Armstrong. There was discussion regarding moving the top soil, allowing the spoils to be spread prior to the soil's replacement.

G. Deposit Payment for use of Windmill Falls Clubhouse for the Common Areas Grounds Committee: This item was not needed as the Committee will not be meeting at the Clubhouse.

H. 2012 Budget Committee Meeting Date: A meeting will be established on an afternoon when all Board members are able to attend. Lori Storm will email Jeff Greeson some potential dates to increase the possibility of working it into his schedule.

IX. AGENDA ITEMS for next meeting: None

X. EXECUTIVE SESSION: The Board agreed by consensus, in response to the request received from Account #3150916's owners, that under the current Collection Policy, the Board is not in a position to intercede in this matter.

XI. ADJOURNMENT – The meeting was adjourned at 9:55 p.m. The next regularly scheduled meeting of the Board of Directors will be held on Jan 16th, 2011, at 6:00 p.m. at the Terraces, 2750 Sierra Sunrise Terrace, in the 1st Floor Sierra Room.

Respectfully submitted by Kathryn Prehoda

Board Secretary's Signature: _____