

California Park Association

Board of Directors

MINUTES

Regular Meeting on Thursday – November 17th, 2011 – 6:00 P.M.

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

I. INTRODUCTIONS - The meeting was called to order at 6:02 p.m.

Board members present: Bernie Trigeiro, President, presiding

Barbara Copeland, Vice President

Ann Elliott, Secretary/Treasurer

Jeff Greeson

Richard Rist

Board members absent:

Management representatives: Chuck Prehoda, CPM & Sarah Billings, Property Manager

Recording Secretary: Kathryn Prehoda

Others present: Michael Bell, Judy DeMarois, Tim Donohue, Woody Elliott, & Sharon Nichols

II. BUSINESS FROM THE FLOOR –

- Bernie Trigeiro stated that the Board was changing the Business from the Floor back to the beginning of the meeting to allow membership input. He added that all comments would be limited to three minutes.
- Chuck Prehoda introduced himself and Sarah Billings as the new managers of the Association. Chuck explained that the previous manager, Lori Storm, had resigned from the Hignell Companies and that he had returned for a period of time to work with Sarah as 1/ she completes the experience part of her certification and 2/ she comes to a clear understand of the property and how the Board wishes it managed. Sarah works four ten hour days and Chuck works from 8 – 12, Monday – Friday.
- Tim Donohue thanked the Board and the DRC for the excellent job done by North Valley Tree service on tree trimming. He added that once again Nutri Lawn did excellent work on the lake this summer.
- There was discussion regarding the organization of membership comments. It was suggested that the Board ask those who wish to comment to fill out information cards showing when their comments would be made.
- Sharon Nichols asked for clear, explicit agenda items so that the membership can determine if they need to attend.
- Michael Bell expressed his concern that the Windmill Falls landscaping project had not appeared on the agenda. Chuck Prehoda assured him that the project continues in the plan formation stage' prior to moving to the Common Areas Grounds Committee (CAG Committee) for their approval. It was also noted that the election of new Board members wasn't on the agenda; it will be addressed under the Manager's Report.
- Items for the agenda can be communicated to Chuck Prehoda for consideration by the Board.
- Woody Elliott informed the Board of an upcoming meeting with the Department of Fish & Game in which he will take part.
- Ann Elliott spoke of goals she had for the Board and the discussion regarding them was moved to the Executive Session.

III. APPROVAL OF THE MINUTES: There was an extended Executive Session immediately following the October meeting to cover personnel issues. No action was taken. The

consideration of the October 20th, 2011 minutes was moved to just before the Executive Session.

IV. FINANCIALS:

- **Financial Statement for the periods ending October 31st, 2011:** This item was moved to just before the Executive Session.
- **Delinquent Assessments Actions:** There was a discussion regarding the process of Collections, the Collections Policy and the Board's relationship with Allied Trustee service. The Board asked Chuck to report at the December regarding the procedures for Small Claims Court and its statistical effectiveness.

V. REGULAR AGENDA – ITEMS FOR DISCUSSION:

A. Items from the Design Review Committee meeting: There was no meeting tonight as there were no items for the Committee's consideration. There was discussion regarding Richard Rist's agreement to cover the second required Board member position at the December meeting.

B. Common Areas Grounds Committee Report: There was no meeting so there was no report. A Board member expressed frustration that nothing was happening. Chuck Prehoda answered that although there was no meeting, action is occurring towards the completion of a viable plan to go to the Common Areas Grounds Committee (CAG Committee). It was added that the planning work is pro bono, with the only costs being for materials.

C. Website Committee: See Item A under Old Business.

VI. MANAGER'S REPORT

A. Annual Meeting: There will be an election for the open Board member positions this year as there are three positions open and five who have responded to the Candidate Solicitation. Those persons are:

- Barbara Copeland
- Dan Johnson
- Sharon Nichols
- Bill Sheridan
- Norman Whitehurst

There will be no nominations from the floor. A secret ballot will be mailed to each owner. Those that are returned to Hignell will be counted during an open Board meeting which will include the Annual Meeting. It was noted that a multi-unit corporate entity can appoint a representative who can then become a candidate for the Board.

B. Graffiti: The Playground Task Force was unable to address the graffiti this summer as it needs a new team. Ann Elliott volunteered and she will work with Chuck Prehoda to catch up with any graffiti found on playground equipment.

C. Drain Inlet Cleaning: When the pathway system was refurbished, the drainage system was as well. Nutri Lawn will do the fall service and maintenance.

D. Landscaping: At the time that Blue Oak Park was created, natural soil amenders were used and a water system was added which is to replace only the evaporation from the previous day. Unfortunately, the satellite service for Chico was removed but the Nutri

Lawn staff is working with the provider towards a solution. They are also working to replace all battery driven clocks with smart clocks with Goose Island Cove Park as the pilot study. There was discussion about areas that are over-watered.

VII. OLD BUSINESS

- A. Association Website Proposal:** Jeff Greeson presented a proposal from Bill Sheridan (SF Invest) to design & host the Association's website. There was discussion of the options provided and the fact that Sarah Billings will add the Association's agenda, minutes, etc. This is a significant start which is being provided to the Association for no charge for a period of time. *A motion passed (m/s/5-0-0) approving the proposal, dated November 2nd, 2011, from Bill Sheridan of SF Invest for California Park's website with re-evaluation in six months.*
- B. Results of Research by Common Areas Grounds Committee regarding Soil Erosion and the Use of Herbicides:** There was no report as there had been no meeting of the CAG Committee. The response to the frustration expressed by two Board members was that the Chair had been out of town and that the assumption that no report meant that no action had occurred was untrue.
- C. Ponds & Lake Study:** It was noted that the Board had neglected to assign a Board member to work with Jeff Armstrong and others on this project. There has been much change to the watershed since then so it is time to look at it again. Lars Anderson was involved in the original study. Jeff Armstrong and Lars Anderson will create a proposal for the Board's consideration with the major work to be done after Mr. Anderson is freer in January. The goal is to complete the study before the beginning of the new season next year. There was discussion regarding the finding in the original study that the water from the large pump was high in phosphorus, rather than just the water that enters the lake from fertilized lawns, etc. There was also discussion regarding the need to file a NPDES report. Jeff Armstrong is talking with a man from Grass Valley who is experienced in filing the report and who will be asked to submit a proposal. A copy of the original lake report will be emailed to all Board members and this item will be on the February agenda. As Dr. Murphy, of Chico State, was involved in the original study, it was suggested that he might be interested in involvement in this one as well. *A motion passed (m/s/4-0-1 abstaining) confirming Barbara Copeland as the Board member representing the Board to work with the Association's manager on the Lake Study Update.*

VIII. NEW BUSINESS

- A. Guidelines for Agenda:** It was suggested that each agenda item include a title, a sponsor to introduce the item and a possible action item, when appropriate. Bernie Trigeiro will work with Chuck Prehoda on the Tuesday of the week before the December Board meeting on setting up next month's agenda.

- IX. ADJOURNMENT** – A short break was taken from 7:59-8:03 p.m. At that time the consideration of the minutes and the financials was tabled to the next meeting. The meeting was adjourned. to an Executive Session. The next regularly scheduled meeting of the Board of Directors will be held on December 15th, 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: _____