

California Park Association
Board of Directors
MINUTES

Regular Meeting on Thursday – December 15th, 2011 – 6:00 P.M.
The Terraces - 2750 Sierra Sunrise Terrace – 1st Floor – Sierra Room

I. INTRODUCTIONS - The meeting was called to order at 6:03 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 representative: Chuck Prehoda, CPM & Sarah Billings, Property Manager

Recording Secretary: Kathryn Prehoda

Others present: Jeff Armstrong of Nutra Lawn, Dan & Linda Beadle, Michael Bell, Judy DeMarois, Tim Donohue, Woody Elliott, Tom & Sue Matteson, Bob & Sharon Nichols, Bill Sheridan, Norm Whitehurst

II. INTRODUCTION TO NPDES PROPOSAL by Jeff Armstrong of Nutra Lawn: Copies of the proposal were provided for the Board members. Jeff Armstrong covered the following:

- The NPDES Report is required for the application of herbicides.
- The hypertrophic growth of weeds and algae in the lake.
- History of original NPDES filing by Marvin Gold and its application.
- NPDES status change by state to a stay & upcoming reinstatement. Stringency of requirements in California.
- Recent interaction with California Water Quality Board and resulting concerns.
 1. Increases in cost of application
 2. Time required for application & urgency of immediate action
 3. Toxic algae blooms speed of spread and toxicity to people and animals.
- Blankenship proposal: research to find resource, costs involved, & their proven track record.
- Interaction of NPDES application & SIP application
- Possible options other than copper to address outbreaks

Other issues to be considered:

- Three bids?
- Proposal upper limit?
- Need for environmental attorney?

III. BUSINESS FROM THE FLOOR –

- Norm Whitehurst: 1. Requested information regarding whether the Common Areas Grounds Committee has a schedule and plan in the works for Area 13. (Estimated \$25,000 project for Area 13 in works to be completed in spring.) 2. Voiced concern that current contracts protect the contractor more than the Association. He supplied a copy of an Indemnification, Hold Harmless & Insurance Agreement.
- Dan Beadle: 1. Letter written to Board unanswered regarding damage along lake and the lack of replacement of trees for those removed. 2. Agenda availability and clarity. (New website information in newsletter).
- Bill Sheridan: Status of website? (Contact Sarah Billings).

- Judy DeMarois: Encouraged Board to act quickly on needed permits.
- A member: Questioning foreclosure proceeding including fees charged & perceived unwillingness of staff to help. To be addressed in Executive Session.
- Sharon Nichols: Encouraged quick movement on permits.
- Bill Sheridan: Need for best qualified to move quickly on permits and ability to suggest an environmental attorney.
- Tim Donohue: Possible collection of email addresses for spread of information. (Issues regarding updating a list for large membership, legal requirement to mail disclosures, website use to address need).

VI. APPROVAL OF THE MINUTES: There was discussion regarding the clarification/detail of agenda items, the requirements of Roberts Rules for summarization of minutes, attachment of applicable extra information and request to use of bullets in future.

A motion passed (m/s/4-1-0) instructing the recording secretary to reduce action items to action only and to attach reports in the future.

A motion passed (m/s/4-0-1 absent) approving the minutes of the October 8th, 2011 meeting, as corrected.

A motion passed (m/s/4-0-1 absent) approving the minutes of the November 17th, 2011 meeting, as corrected.

There was an Executive Session in November to consider contracts. No action was taken.

V. FINANCIALS:

- **Financial Statement for the periods ending October 31st, 2011 & November 30th, 2011:**
A motion passed (m/s/5-0-0) approving the financial statement for the period ending October 31st, 2011, as presented.

A motion passed (m/s/5-0-0) approving the financial statement for the period ending November 30th, 2011, conditional on the acceptable clarification of the North Valley Tree Service bills.

A break was called at 8:13 p.m. and the meeting was once again called to order at 8:20 p.m.

- **Delinquent Assessments Actions:**
An **Executive Session** was called at 8:20 to deal with an assessment issue. No action was taken. The meeting returned to regular session at 9:00 p.m.

It was noted that the Collections Policy will be on the agenda for the Annual Meeting on January 19th, 2012.

There were no actions to be taken regarding delinquencies and there was a discussion regarding the coupon books and the sending of a credit statement to those with a credit on their account.

VI. REGULAR AGENDA – ITEMS FOR DISCUSSION:

A. Items from the Design Review Committee meeting: The DRC's actions were as follows:

1. The approval of a front yard boundary wall at 47 Burney Drive with encouragement to seek approval from various governmental departments prior to the commencement of building.
2. The approval of additional paving parallel to the driveway and leading to the entry at 2607 Lakewest.

3. The report of the on-site approval of tree removal with replacement plan at 1 Glenview Court and with the two other met at this meeting.

B. Common Areas Grounds Committee Report: The report of the Common Areas Grounds Committee is attached at the end of this document. The following were discussed:

- Progress on Area 13 as noted under the first bullet in Business From The Floor.
- Working toward placement of trees with priority to the trees in and restoration of the common area between Lower Lake Court & Blue Oak Park.
- Progress in working with a nursery which specializes in native planting.
- Chuck Prehoda will respond to Dan Beadle's letter.

C. Website Committee: In answer to a question, Chuck Prehoda reported talking with Sean Isom. Sarah Billings will contact Bill Sheridan next week with Annual meeting information and voting materials. Jeff Greeson oversees the website.

VII. MANAGER'S REPORT

A. The Lake: The lake is quiet and all pumps are off. As there has been little rain, the ponds pump will be used to supply enough water to freshen the ponds.

B. Violations: There was one boat violation which has been addressed.

C. Trail Repair: A homeowner, Chuck Prehoda and David Ing of Ing Excavation walked a portion of the trails used, with the Association's approval, by that homeowner for the placement of a pool. The homeowner will pay for \$500 in damage repair prior to the reimbursement of his construction deposit. The Association benefited from the good dirt from that pool which was spread on the common area.

D. Bollards: One bollard ring is to be repaired at the trail down from Brookside. Another will be placed at Lone Tree Park with the addition of boulders to help control traffic.

E. Ballots/Election: The Ballots for the Election have been mailed and some have already returned. The ballot deadline is January 19th, 2012 and the Hignell staff is working hard to obtain the votes from the multi-family properties that are essential to a quorum. The Hignell staff is acting as the Inspector of Elections at the Annual Meeting. Volunteer help will be needed for the counting from 5:30-8:30 that evening. Volunteers can sign up with Sarah Billings at the Hignell offices.

F. Drain Cleaning: The leaves are being removed from the drains prior to the removal of any rocks.

G. Encroachment Issue: It was noted that grasses have been planted in the Commons Area on Burney Drive. Chuck Prehoda will check on the situation and address it as needed.

VIII. OLD BUSINESS

A. NPDES Proposal by Blankenship & Associates: There was discussion regarding:

1. The importance of action because of the time period required for governmental approval of the application.
2. Questions regarding procedure including the issue of having more bids. It was noted that Lars Anderson will not be available until January 2012.

A motion passed (m/s/4-1-0) approving the Blankenship & Associates proposal dated

December 13th, 2011, not to exceed \$14,900.00.

3. A plan to begin a SIP (State Implementation Policy) exemption at the same time.
4. Contacting Jenny Chen of the State Water Resource Control Board as a possible source for the clarification of whether there is a need for a SIP exemption.
5. The plan to write the NPDES application to define the where and when of the use of copper.

IX. NEW BUSINESS

A. Update of Fish & Game Permit & Approval of Gaylon Taylor Consulting Fees: It was noted that Gaylon Taylor, a retired Fish & Game warden, has actively assisted the Association on situations/needs in the past. The discussion covered:

1. A response to the Fish & Game's letter of violation, requiring a plan for restoration and monitoring, to be delivered by March 5th, 2012. A motion passed (m/s/5-0-0) approving a letter of response to Fish and Game's letter of violation.
2. Approval of the use of Gaylon Taylor to co-ordinate a rewrite of the permit. A motion passed (m/s/5-0-0) approving the hiring of Gaylon Taylor as consulting coordinator for the establishment of a habitat restoration & monitoring plan required by the December 5th, 2011 notice of violation from the Fish & Game, a not to exceed \$1,000.00. A contract is to be requested for the January agenda.

B. Dam Inundation Study & Evacuation Plan (Report, No Action Required): The State of California requested an evacuation plan from the Association and various governmental agencies as a result of the previously required Dam Inundation Study. The State has revisited the need but nothing has been heard from any of the agencies to date.

X. Agenda Items for next meeting: None

XI. ADJOURNMENT – The meeting was adjourned at 10:35 p.m. to an Executive Session, immediately following. The next regularly scheduled meeting of the Board of Directors and the Annual meeting will be held on January 19th, 2012, at 6:00 p.m. at the Terraces, 2750 Sierra Sunrise Terrace, in the 1st Floor Sierra Room.

Respectfully submitted by Kathryn Prehoda

CGAC Minutes Attachment below

Board Secretary's Signature: _____

Hi there committee - Here's the report from our Committee Report for the Dec 15 Board Meeting. This version is the final one I am sending to Chuck and Sarah after viewing your feedback.

Chuck Prehoda will present the latest information about the NPDES and updates to the Lake Study as part of the Management Report to the Board. He will also present the latest information regarding Fish and Game related items.

California Park Common Areas Grounds Committee Report for the December 15, 2011 Board Meeting

Several Committee members expressed an interest in getting an update from Jeff Armstrong about where we are with landscaping projects.

We decided that the best time and place was to meet as a group with Jeff Armstrong in Blue Oak Park on Thursday December 1st at 2:00PM.

The Committee is recommending that the Board plan for about a \$25,000 project to upgrade the landscaping in Area 13 (in front of Windmill Falls).

This is based on a very rough preliminary estimate for a project involving Nutrilawn, Ing Excavation, and Flora Native Nursery with outside consultation as well.

Priority should also be given to funding the Common Areas between Lower Lake Court and Blue Oak Park for plant material restoration, but other areas need work too.

Funding will be also be needed in 2012 for wood chip spreading, general plant replacement and irrigation dates and repairs.

The Committee discussed initial planning for a Community Volunteer Day later in the Spring to assist with Common Areas landscaping projects.

The Committee wants to inform the Board that there may be higher labor and consulting costs to maintain our Common Areas in 2012 because the Department of Fish And Game is investigating a complaint made by Woody Elliott about our current Lake and Streambed Alteration Program. As followup to some concerns, the Committee wants to let the Board know that we are aware of selective use of herbicides under the 2011 Landscaping Contract.

Jeff Armstrong has been working with Galen Taylor (Consultant for Fish and Game related issues) and consulting with Germain Boivin (Owner of Floral Native Nursery) and we are recommending that the Board budget funds for consulting fees for projects during 2012 in our Common Areas.

Becky