

August 26, 2020 BOD Meeting Minutes

Meeting called to order by President Joan Fuquay at 7:01, directors present: Marie Zandona-Harger-VP/Secretary, Dominique Smith-Greenbelt, Kevin Monsma-Finance, Bob Ritzman-Recreation.

Welcome, the group is getting bigger.

Previous Meeting Minutes

July 11, 2020 Annual Membership Meeting minutes, all directors agreed to approve.

Directors Reports

Joan- will pass for now, full agenda.

Compliance Committee

Marie Zandona-Harger- I have started something new which will be very effective for the community, we are looking at houses for sale checking for fire safety compliance and violations. Sellers respond quickly for the small issues we discovered.

We have a pending complaint that will need a hearing with the board.

The committee DOES NOT go on anyone's property, only on invitation from owner that has set an appointment.

Fire Safe Council

Sherry Hawk-Thank you for doing this with the defensible space ordinance. There is a new change coming to add this inspection to require fire safety inspection approval prior to sales.

Joan-this process has been dormant, you have taken it and run with it, thank you.

You have the best interest of the association and our properties. We lost our secretary, Richard Jukes who took a new job and had to resign, we are looking for help typing meeting minutes.

Communication

Joan Schepplemann-We just updated our email, we have over 500, cost increased from \$25 to \$45 per mo., if the board wants an email sent, send it to me, give me 72 hours, there has been a lot of turnover, 34 new emails, removed 40, and allow for 27 additional pending home sales to again change numbers. There were 1,199 visits to the webpage in the last 30 days. We have a 50% open email rate, which the average is in the 20's.

CC&R Revision Committee

Jeanne Harper-I've Had the pleasure of working with 4 people for the last 2 years, we looked at all the cc&r's, word by word, compiled changes and redacted what would go to the board and attorney, we have been waiting to schedule our question and answer meeting with the board, which is set for September 17th.

Recreation

Bob Ritzman-Pools coming along nicely, we had an inspection a while ago and we were status quo. Tom requests 2 new pool pumps and 2 more Stenner chemical pumps to have on hand as bac- ups, we have one for chlorine and one for acid.

Bob Ritzman-motion to approve the purchase of the 3HP pump \$1148 and 2 smaller pumps are \$332 each, around \$1800 for all 3 pumps, -second-Smith, all in favor: Ritzman-aye, Smith-aye, Zandona-Harger-aye, Monsma-aye, motion passed.

Attendance has been down, slow due to school in session and smoke, the last day open is Monday, Labor Day. We are also losing employees.

Greenbelt

Dominique Smith-With the 100-foot defensible space requirement, for the rest of the greenbelts we have not done, from 70 – 100 feet to back of houses, 70 feet for greenbelt, approx. 30 feet for homeowner, I used three samples, 70 feet, 60 feet and 50 feet, by 100, usually the lot is about 100 feet deep. This is a rough estimate, if we work with owners, we would have to come up with about \$50,000. Up to 70 feet could be as high as \$86,000. Some houses are closer to each other so in that case the distance between them would total the 100 feet. This estimate would put us in compliance with the county. We are also researching recommendations and met with a forester and Rich and I last Saturday. He showed us the procedure and explained how to harvest timber activities would follow the Ca Forestry Practices. It is a different kind of harvesting, depending on the tree canopy, some of trees would be cut to thin the canopy. He compared it to people on a sidewalk with umbrellas trying to pass each other. Questions remain on what to do with slash and smaller trees.

Finance

Kevin Monsma- we have a bigger item under new business, I will just mention I will be reaching out to folks to start developing the budget, it is around the corner to get that done. Let Karen know if you would like to help. Roberts reports show as of 7/31/2020 66% dues collected for this year.

Greenbelt is budgeted at about \$38,000 per year for clearing and dead tree removal. We are rotating and trying to keep up with our GR crew. With the advent of defensible space requirements and the 100-foot piece, knowing how fire insurance is a struggle. Let's get the 100-foot requirement done as soon as we can. When we ended the year our CPA report from 2019 our net cash was \$69,000. I am proposing to the board we use this to do all the "Good Neighbor" which is estimated at \$50-90,000. The total reserve balance as of 7/31 is \$462,585.00.

I would like to take \$30,000 from the reserves and the rest from operating.

Joan-I would like to see something in writing from the accountant.

Kevin-I have asked the accountant that question, and that is the case. The reserve items scheduled for this year, the pool deck, approx. \$55,000 and recreation lighting totaled \$70,000 that were are not doing this year.

Lengthy discussion of reserve spending needs and fire safe efforts.

Kevin Monsma- I move that we use a combination of excess cash carry over from 2019 and reserve dollar budgets to fund up to \$90,000 dollars to do the 100 Foot Defensible Space/Good Neighbor clearance for our association, second-Ritzman, further discussion:

Joan, you know I object, but I don't have a vote so... all in favor: Monsma-aye, Ritzman-aye, Smith-aye, Zandona-Harger-aye, motion passed.

Joan-I would like to clarify this is for the 100-foot defensible space only, not for anything beyond that.

Policy

Joan Fuquay-Karen has been getting calls regarding requests for refunds due to the pool hours reduction, I researched and it and dues assessments are obligations and the delinquency policy is clear, no refunds.

Pool Closing

Bob Ritzman- discussion of loss of employees, and lower usage,

Kevin Monsma-motion to add to more days to season, open on Monday, Sept. 7 for Labor Day as usual, close for the rest of the week and open on Saturday, 12th and Sunday, 13th, second-Ritzman, all in favor-all agreed.

Alarm

Dominique Smith-I've had 6 calls early in the morning, pretty sure it is pool staff, since Bob is supervising the pool staff, switch to alarm company contacting Bob, already changed.

Open Forum

Jeanne Harper- CEDAPP is leading the charge to bring a public playground to Pollock Pines, we have 3 different fund raisers.

Our runner Herve La Conte is running for 4 days, now half way there, will end on 8 am Friday morning, 96 hours non-stop. WE have 2 bike parks, and a walking park, our goal is \$10,000.

9/12-Collasal rummage sale

10/6-National Night Out, movie night out with social distancing.

Sherry Hawk-our Fire Safe Council event has a raffle, have to buy ticket day of event, prizes are: 4 hours of defensible space clean up, a heater, lots of wine and foo-foo.

Meeting adjourned 8:54pm.