

# Gold Ridge Forest

Your Association Newsletter

March 2019

## Board Vacancy

The Gold Ridge Forest Board of Directors now has one vacant seat.  
The term expires on July 11, 2020.

If you are interested in applying for an appointment to the Board, please send a letter of interest to the President, Joan Fuquay, by email to [president@goldridge.org](mailto:president@goldridge.org), or to the office, [office@goldridge.org](mailto:office@goldridge.org) no later than **March 19 by 5:00pm**. Interviews with the Board will be conducted on **March 23, 2019 from 10:00 am to noon**.

## President's Message

Welcome! I 'm Joan Fuquay. I was elected by you to serve as a director of GRFPOA in 2017. At that time, there were 3 elected directors and 2 directors appointed to fill vacancies on the board. We were not elected or appointed to a specific position on the board. Following the directives of the GRFPOA Bylaws Article XI, Section 2, we divided up the positions on the board according to skills, experience and interest. I took the position of Finance Officer and found it to be far more complex than I anticipated, managing both the operating budget and reserves budget. At the beginning of this year, following the resignation of two directors, I became president.

Upon taking office as Finance Director in July 2017, I was informed that we had to prepare both budgets for review and adoption by the Board of Directors in October. After much time-consuming work, the budgets of 2018 were approved by the board and submitted to the membership without incident.

Then last year we had to prepare the 2019 budget and we were immediately confronted with the fact that our dues had not increased in 5 years, yet the cost of living for mundane expenses like utilities, insurance, repairs...a lot like we have experienced in our personal budgets... had increased, as had the cost of living in general. Furthermore, we had made the decision to increase our staff in order to reduce the cost of clearing the greenbelt and thereby reducing the expense of very costly outside services. The anticipated result was that more greenbelt was able to be cleared at a lower expense. Consequently, we recommended that we increase the dues by 10%. The board, seeing this to be reasonable, adopted the new budget and presented it to the membership. That and the failure of having anyone commit time, energy and talent to run for director in June/July of 2018 led to a perfect storm of discontent among a few individuals in the membership.

Two of the directors eventually resigned and left a void, resulting in only 3 remaining directors. The remedy for the vacancies left by resignation is clearly defined in the Bylaws, Article V, Section 5 (e), wherein the board of directors can appoint a new director to fill the vacancy. As representatives of the membership, when considering a replacement director, I feel we are held to a higher standard in our responsibility to our community. Reasonable eligibility criteria would be as follows: an individual who is enthusiastic, somewhat experienced in board issues, concerned about the community, is familiar with the Bylaws,

**Next Board meeting -  
Wednesday,  
April 24, 2019  
7:00 pm at the  
Lodge**

### Board of Directors

President  
Joan Fuquay

Vice President/  
Finance  
Linda Barr

Architecture  
Scott Leonard

Greenbelt  
Dominique Smith

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aware of the fiduciary duties to spend our resources wisely, and can work well with others. I will submit these suggestions to the board to adopt as policy.

Gary Scheppelmann and Linda Barr were perfect candidates. Unfortunately, Gary had to resign as he was offered a full-time job and had less time to devote to the POA than anticipated. So, here we are again with a vacancy to fill. We are currently accepting letters of interest until March 19 and have designated March 23 from 10 until noon for interviews at the lodge. Please consider this an invitation to serve for the term that ends July 2021.

There has been pointed discontent expressed and exaggerated by a few individuals through a Facebook chat site. The board has chosen not to respond or correct misconceptions, because the site is not an official method of communication with the members. We have been accused of not allowing transparency, of being "a good ol' boys club", and of poor management, insensitive, dictatorial and worst of all, not being good stewards of the association's assets. Additionally, the honesty and good intentions of the office staff has been called into question. Our Office Manager has been the glue that has held this association together for over 13 years. We rely on her for a historical perspective, to alert us to the laws and bylaws in conducting the business of the association, to research issues, to do bookkeeping that is then sent to the CPA for review and preparation of financial reports and to help communicate with the membership.

Good things have come from all of this. We have been made aware of the need for better communication avenues with the membership and have chosen to implement changes with caution and prudence. We are enhancing our website, [www.goldridge.org](http://www.goldridge.org). We have also:

1. Agreed to post the *draft minutes* of the most current board meeting as quickly as possible on the website;
2. Changed the board meeting time from 6 pm to 7 pm to accommodate attendance of those who work;
3. Instructed staff to retain the audio recording of the minutes;
4. Decided to explore the possibility of a town hall meeting at a more convenient time; and
5. Most of all, we are activating a communication committee to responsibly explore the possibility of live streaming and video recording of the meetings, explore better ways of communicating with members and improve the website to be more interactive.

With regard to live streaming, the board has expressed concerns regarding ownership of the media recording and livestreaming. We are also concerned about cost that is not accounted for in the current budget. We feel this can only be done by professional outside disinterested parties for the privacy of both those in attendance and the board. We fear the loss of an open exchange of ideas, concerns and engagement in our activities. We welcome and encourage comments from more of you regarding the issue of communication.

Now, to what else is going on...The pool is opening at the end of May, weather permitting. We have a lot to do to prepare for that, not the least of which is staffing and staff training. We have some issue with the tot yard such as repairs, fencing and bathroom facilities when the pool and lodge are not available, and possibly fencing for protection of the kids.

Have you looked out in your backyards lately at the greenbelt? Yep, it's a mess because of the harsh winter, so we must get the chipper and the guys out on cleanup duty. Perhaps you could form neighborhood cleanup events? First though, notify the office of your intentions so you can stay clearly within the CC&R rules.

Fire safety and fire insurance have become prominent in our minds because the beauty in which we live comes with some potential dangers. Director Linda Barr is researching becoming involved in the Fire Safe Council and she can use any and all participation from you.

Work is being done on the CC&Rs and the Bylaws are over 20 years old. They both need to be updated to coincide with state laws. There has been discussion lately as to the need for rules and enforcement of CC&R'S on private property and even to the extent of eliminating them from the CC&Rs. How do you feel about that?

Have you seen any bears lately? And the sun! It is still out there and smiling on us now. How are your single neighbors doing? How about forming a neighborhood support system? My thoughts are running wild with possibilities. Recreation Committee, its time for some fun activities.

So that is it for this quarter. It is my pleasure to be of service to you the membership. I look forward to seeing more of you.

# Gold Ridge Forest Property Owners Association

## CANDIDATE SOLICITATION NOTICE

### Board of Directors Election

### Results to be announced at the July 13<sup>th</sup>, 2019 Annual Membership Meeting

All eligible members of the Association are invited and encouraged to become candidates for election to the Board. In order to become a candidate, you must notify the Association Office in writing, by hand delivery, by mail, or, the notification may also be e-mailed to the Association at [office@goldridge.org](mailto:office@goldridge.org)

Submit to the following address:  
Gold Ridge Forest Property Owners Association  
4101 Opal Trail  
Pollock Pines, CA 95726

Your written notification of your desire to be a candidate (and any Director Election Statements described below) **must be received by the Association no later than 5:00 p.m. on Tuesday, May 14, 2019.** Each eligible member whose written notification is timely received by the Association shall automatically be a candidate.

Election packets will be mailed to GRF members 30 days prior to the annual meeting. Completed ballots must be mailed to the Inspector of Elections address included in the packet, and must be received by the Inspector of Elections no later than 5:00pm on Friday, July 12<sup>th</sup>, 2019. This election is for two (2) board member positions; each with two-year terms from July 13, 2019 through July 9, 2021. The officer positions are to be determined by the board of directors. There shall be no nominations from the floor at the annual membership meeting.

Candidates may, but are not required to, submit (to the address listed above) a Director Election Statement that demonstrates interest and experience for the Board of Directors. Director Election Statements may not exceed one side of a single 8-1/2 x 11-inch page. All Director Election Statements that are timely received will be reproduced as submitted and will be included with the ballot package which will be mailed to all **Gold Ridge Forest Property Owners Association** members. By submitting a Director Election Statement, you accept full responsibility for its content and agree to indemnify the Association and its agents and representatives for any and all damage arising from and related to any such content.

It is each member's responsibility to confirm that his or her written notification of desire to be a candidate and Director Election Statement were received by the Association.

In order to be eligible to become a candidate, a member must:

**Be a member in good standing with all Assessments current and not be subject to any suspension of membership rights and/or pending CC&R violations as of the date he or she submits his or her written notice of desire to be a candidate;**

We look forward to receiving your notification of desire to be a candidate. Our Association works only because of members like you who are willing to volunteer their time and skills on behalf of the entire community.

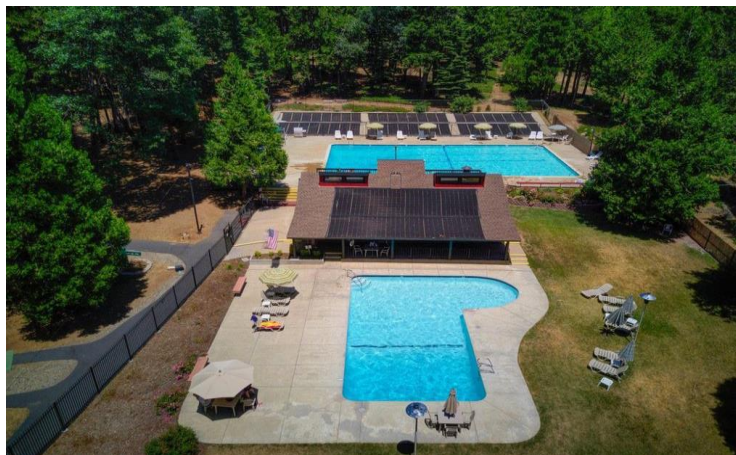
The upcoming Board of Directors Election has two positions open for election for terms expiring for the current President- Joan Fuquay, and Greenbelt/Recreation Director, Dominique Smith. Both are eligible to run for a second consecutive two-year term 2019-2021. After the election the newly formed Board of Directors will determine offices, (President, Vice President, Finance, Greenbelt, Architecture, CC&R) which will be announced at a later date.

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**Thank you to Gary Scheppelmann for your contributions to Gold Ridge Forest!**

**And welcome Linda Barr! Your knowledge as a retired attorney, your legislative experience, and your previous GRF board experience will be appreciated.**

**Save the Date!**  
**Saturday, July 13<sup>th</sup> Annual Membership Meeting**  
**at the Lodge.**  
**Board of Director Election Results to be Announced**



**Gold Ridge Forest is accepting applications for part time seasonal pool staff. Application Deadline is April 29, 2019. Interviews will take place in May.**

**The pool is open from May 25, 2019 (pending weather), through Labor Day, September 2<sup>nd</sup>.**

**Contact the office to request an employment application.**

**Phone 530-644-3880**

**Fax 530-644-0845**

**[office@goldridge.org](mailto:office@goldridge.org)**

**4101 Opal Trail, Pollock Pines, Ca 95726**



## **Greenbelt Update Dominique Smith**

Due to the recent storms in February, our greenbelts are filled with downed trees and large limbs and debris. If members would like to assist in the general clean up, please only clear the trees on the ground. DO NOT cut any standing broken or dead trees.

**FOR GREENBELT DEBRIS ONLY, PILE LIMBS 4 INCHES OR SMALLER IN ONE LOCATION AND CONTACT THE OFFICE WHEN READY FOR CHIPPING (and please be patient).**

For debris from your personal property, see below for the  
El Dorado County Fire Safe Council Chipping Program.

Report any hazards and areas that need attention to the office at [office@goldridge.org](mailto:office@goldridge.org).

## **El Dorado County Fire Safe Council News**

The Chipping Program is fully funded for 3 1/2 years. They hire two contractors to respond within two weeks. One will arrive with the chipper to your curb side or driveway, so material must be cut end out and stacked so they can grab arm loads to feed into the chipper. The chipper can handle small trees up to 7 inches. This program is available once a year for a day, up to 6 hours. This is a great resource to remove the winter storm debris.

Sign up through the [www.edcfiresafe.org/](http://www.edcfiresafe.org/) website under the "Action" tab.

### Seniors and Veterans Defensible Space Assistance Program

*Available to disadvantaged Seniors with limited incomes.* Must be age 60 or older, own your home and not be able to do the work yourself. Funds are limited so program availability each year goes as far as the money lasts. Two programs are available: Friends of Seniors allows for work to be done one time only up to \$300/residence; and EDCFSC assistance is once a year up to \$500/residence. The EDCFSC will allow for yearly maintenance of forest debris. Neither program will do roof gutters and concentrates on the first 30 feet from the house and driveway. Need to have parcel ID # for the application.

*Available to disadvantaged Veterans and their widows.* Regardless of age, assistance is available to those who are financially unable to afford vegetation removal on their property and physically unable to do the work. A Fire Safe Council Volunteer will come to your property and make an evaluation of the work that needs to be accomplished to help create defensible space in accordance with PRC §4291. They will provide you with a copy of the evaluation and will forward a copy to a designated landscape contractor.

**Defensible Space guidelines** PPCFSC offers free DS evaluations using the EDCFSC format.

CAL FIRE has upgraded their PRC §4291 inspection form. It now includes additional vegetation fencing removal requirements around propane tanks and removing dead stumps. Defensible Space is defined and enforced by CAL FIRE.

