

October 25, 2023, Board Meeting Minutes

Meeting called to order at 6:04pm

All Directors present: Jack Mermod, Bill Simonson, Mark Weiner, Leah Van Meter, Chris Soule

Previous Board Meeting Minutes

Jack Mermod-motion to approve September 27, 2023, Board Meeting Minutes, seconded-Bill Simonson, All in favor, motion carried.

The Craft Faire was a big success, thank you Joan Scheppelmann for your hard work organizing and marketing, awesome job! And also thank you to Collen Ferrari for her assistance.

Finance

Mark Weiner-See the September 30, 2023, Balance sheet, we now have less in reserves after this years' final pool expenses. Overall, we are where we should be at the end of the third quarter regarding expenses. The 2024 budget reflects a reduction of hours for the pool attendants and no dues increase.

Book Club Update

The first meetings were well attended, went well with both discussion groups on Wednesday evening, October 11th and again on Thursday morning at 10:00am. We will meet again next month on November 15th at 6:00pm and November 16th at 10:00am, we will send notice for the next book and author information.

Finance

Jack Mermod-I am researching CD rates for reserves funds to create more interest income. In 2024 GR plans to call for a renewed effort to collect delinquent dues.

Greenbelt

Chris Soule-I have been collecting bids from several contractors:

Cornerstone Land Clearing

Garrett Forestry

A-Team

AMS

The next areas of greenbelt we hope to complete by the end of the year is:

C-4, C-7, C-3, C-2 = 10 acres, we have approximately \$18,000 left in the budget.

Recreation

Leah Van Meter-I am researching pool companies and options for winterizing our salt pools.

I would like to keep our current contractor, George Vogt on through the winter for one hour per week to monitor both pools. We plan to reduce pool pumps significantly to reduce electricity bills, Sean will continue to check filters, chemicals, and cleaning.

Fire Safe Council

Sherry Hawk-We had our last meeting of the year on September 26th.

There is still money available for hazard tree programs, that are dead, dying, or beetle infested trees.

September 23rd was the Gold Ridge Dumpster Day, not as well attended as previous years, next year we plan to schedule earlier in the year. Thank you to Adam from A-Team who volunteered his time and chipper and truck for free for the day.

The Camino Fire Safe Council has been collaborating with our Resource Conservation District, CalFire and Cal Trans to plan a grant application for fuels reduction and evacuation route clearance of 200 feet on either side of Hwy 50 + some additional canyons (Weber Creek and others). This project will be from Placerville to Pollock Pines. If grant is approved, this project will need further planning, Right of Entries and more before groundwork can begin. The Gold Ridge Forest Fire and Sierra Springs plus other West Slope Fire Safe Councils, support this grant and will do our part to help the project move forward in any capacity we are needed. We thank the Camino Fire Safe Council for taking lead on this project!

CC&R Committee

Jack Mermod-At the next board meeting I would like to review feedback on the last attempt to update the CC&R Draft mailed out for vote. Create a new draft with proposed changes for board approval, and again mail out for member vote.

Open Forum

An open forum was held, where members were given an opportunity to address the Board.

Old Business

Gym hours of Operation – Bathroom Access.

Jack Mermod-Bathroom access can be set on auto timer for members to use from 8am to 8pm (or dark) 7 days per week year-round.

For gym access GR must have the member signed notice of risk form on file before allowing FOB access. The gym and bathroom need to be cleaned once / week.

Regarding pool access during off season, our attorney advised to purchase 2 large sandwich board signs that say Pool closed for the season, Do Not enter.

Leah Van Meter-Concerns regarding lighting for walkways, lights in the cabana, insurance liability for used equipment and lack of operation manuals and maintenance records, request water faucet auto-shut governors to be installed to be placed on pool bathroom faucets on sinks and showers, no heat or a/c, snow/slippery walkways, where to store pool furniture, ping pong table, light in cabana electrical connection for fob scanner must be on 24/7, security camera inside gym? Remove kitchen items from cabana-stove/cooktop and refrigerator and remove from reserve study, replace gym equipment.

Jack Mermod-motion to open gym from 8am-8pm with member form on file required for FOB access.

We will plan to have it open by November 15, second-Bill Simonson, all in favor:

Jacky-aye, Bill-aye, Chris-aye, Mark-aye, Leah-nay, motion approved.

New Business

2024 Budget-Mark Weiner-Proposed budget does not include a dues increase, escrow transfer fees \$925 per property sale, 2023-= 32 home sales to date. Our accountant has not done the 2022 Year end report, which will delay the reserve study.

We plan to reduce wages by reducing hours for pool attendants, having staff on duty in the morning, 3-4 hours, then open swim with no attendants midday and have closing shift 3-4 hours at busy times at the end of the day.

Concerns regarding relying on home sales and lodge rentals as guaranteed income. Discussion of desire to raise dues to coincide with all cost-of-living increases: insurance, utilities, minimum wage increases, fire insurance, etc.

Leah Van Meter- motion to raise dues 3%, seconded by Mark Weiner, all in favor:

Jack-nay, Bill-nay, Chris-nay, Leah-aye, Mark-aye, motion failed.

Jack Mermod-motion to approve current budget draft with no dues increase, seconded by Bill Simonson, all in favor: Jacky-aye, Bill-aye, Chris-aye, Leah-nay, Mark-nay, motion passed.

Greenbelt Contractor Bids

Chris Soule- I contacted 5 companies to request bids from the sample marked C-4 near Mercury Trail.

Cornerstone

A-Team

Garrett Forestry-per acre fee plus \$400 to move equipment.

AMS-job too big, did not submit bid.

Garrett-chips only 6 inch or less limbs/branches

Cornerstone can chip up to 28" diameter trees, can bring more equipment, and has masticator. They can do the job in one day, if more work, 4-5 days reduce the \$3,000 bid to \$2500/day, can do 2.5 acres / day, 6 acres total. They can start in the next couple of weeks. They can also remove large trees and move them to a central location.

Previous complaints regarding too many logs left behind by previous contractor.

Jack Mermod-motion to approve Cornerstone to do up to 10 acres, for \$12,000 to complete C-4, C-7, C-2, C-3, second- Leah, all in favor, all directors approved, motion passed.

The meeting was adjourned at 8:35pm.