

On March 2, 2019 a General Meeting of the Woodridge Mutual Water and Property Owners Association, Inc. was held at The Shingletown Volunteer Fire Department's Van Stellman Center, Shingletown, CA.

Officers, Directors and employees present were, President, Dennis Diestler, Vice Presidents, Sherri Dodson and Dean Davis, Secretary, Martha Wilkerson, Water Manager, Nick Gorshen, Directors, Caryn Stromberg and Carl Gamma. Treasurer, Jaclynn Scribner and Director, Nanette Emmen were not in attendance. There were 33 other persons in attendance, 42 lots represented and 12 proxies were submitted for a total of 54 lots represented which is enough for a Quorum.

The meeting was called to order at 10:10AM by President, Dennis Diestler who also lead the group in the Pledge of Allegiance. After the pledge, Dennis requested that we have a Moment of Silence for Tom Dodson, homeowner who recently passed away. Dennis Diestler then had all in attendance introduce themselves.

President, Dennis Diestler then explained the changes recently made of the Board members and gave the President Report. He also explained his position on different matters regarding Woodridge Homeowners Association.

President, Dennis Diestler then went over in great detail the new WPOA Committee Roster and answered any questions asked by the homeowners. This roster will be posted on the homeowner Web Site. There were a few additions and corrections to the roster at this time.

President, Dennis Diestler then had all members in attendance review the minutes from the Homwoner Meeting of April 7, 2018. Ron Schmidt made a Motion to approve the minutes which was seconded by Linda Preston. The homeowners then approved the minutes of this April 7, 2018 meeting.

Martha Wilkerson gave the Financial Report information. We currently have in our checking account at Tri-Counties Bank \$64,27849, savings amount \$11,002.00 and First Internet Bank of Indiana, \$17, 08163. Dennis Diestler then went over the Budgets for 2019 and answered any questions or concerns from the homeowners. Motion was then put on the floor to approve the Financial Reports by Gary Anthis for the year 2019 and seconded by Karyn Lamb. Approved by the homeowners.

Water Manager, Nick Gorshen then gave his water report. Nick informed the homeowners that the new water tank inspection was approved and no further inspection is required until 2024 (5 years). He also explained that the meter cost has gone up from \$750 to \$1200. This information will also be posted on the Web Site. Nick informed the homeowners that when we had a recent power outage everything seemed to work O.K. with the new water tank. We used 15% per day and there are no leaks.

Water Manager, Nick Gorshen informed the homeowners that he will be reading the meters around March 15 since he is having eye surgery toward the end of the month Motion was then made to accept the Water Report by Sherri Dodson and seconded by Lenny Pickett. Approved then by the homeowners.

Lake Committee Chairperson, Dean Davis, gave the lake report. The Inundation Study was late due to the Carr Fire in July. Dean stated that we are back in good standing with the State of California. The Saddle Dam study will take place in the near future and will cost \$10,000. The weed control this year will be the herbicide sonar and enzyme application as we did last year since it worked great. The lake is looking very good! Dean is checking all of the requirements for this application. We are up to date on all permits. The committee is going to inform Miller Ranch of the Abatement Protocol. Discussion followed regarding Miller Ranch since the homeowners feel that Miller Ranch should be required to pay for their water usage. Dean Davis and his committee will look into charging them for their water usage. Motion to accept the Lake Committee Report was made by Karyn Lamb and seconded by Debbie Diestler. Approved by the homeowners.

President, Dennis Diestler went over the CC&R's Violation Form which is going to be called Woodridge Design Sub-Committee. A discussion followed regarding Item 3 Dwelling Construction and Item 13 Trees and Natural Vegetation of the CC&R's. It was mentioned that we need to contact lot owners regarding the resolution of cleaning up their vacant lot for fire concerns. President, Dennis Diestler said that he would talk with the attorney regarding provisions of cleaning the lots of all debris. Homeowner Scott Robertson spoke about the CC&R Violations goes for everybody and no one single residence should be singled out. Discussion followed.

President, Dennis Diestler explained the two Motion suggestions for acceptance of the CC&R's. Motion One would be that the homeowner association start with a clean slate as of March 2, 2019 and all CC&R Violations prior to that date will be grandfathered in. Motion Two would be that the homeowner association start with a clean slate as of March 2, 2019 except for the ongoing fence issue with a homeowner. President, Dennis Diestler explained the fence issue in detail to the homeowners. He also went over the Due Process Policy. Motion One by Bob Foote with a hand vote was not passed. Motion Two by Sherri Dodson with a hand vote was approved. Then approved by homeowners.

President, Dennis Diestler then informed the homeowner that he must take care of his fence situation by no later than August 1, 2019.

Secretary, Martha Wilkerson informed the homeowners that the Board has decided to bring back the homeowner picnic this year. It is scheduled for September 7, 2019 down "by the lake" at 4PM. The Hamburgers and Hot Dogs will be provided by the homeowner association and every residence is asked to bring either an appetizer, salad or dessert. The invitations will go out in early August. Should be fun!

Homeowner, Debbie Cole inquired as to who is responsible for taking care of the fire hydrants in our residency areas. Water Manager, Nick Gorshen informed her that he is responsible for flushing the hydrants and she requested that the fire hydrants need to be painted. Nick said that he would look into the project.

Under New Business, Scott Robertson from the Shingletown Council reminded everyone of the meetings of the Council. He informed the homeowners that there is some talk about having cell towers installed in the future. The Council is also working with the County regarding illegal dumping.

Homeowner, Bob Foote spoke about the Beatty Policy regarding the property and fencing and that there is no trespassing allowed on the property with motorized vehicles. Bob Foote then introduced several pictures of Dennis Diestler on the Beatty property date stamped 8- 9 months prior. Mr. Diestler explained in doing some clean-up work on his property he did bring his ATV onto Beatty property approximately 10-15 feet. Bob Foote then introduced a letter to The Beatty Organization requesting an exemption of no trespassing in exchange for surveillance of any potential violators. Dennis Diestler signed this letter as a representative of Woodridge Homeowner Association. This discussion became louder and louder and was not going anywhere. Many homeowners told Bob Foote that the information he was sharing did not belong at this meeting and that it should be discussed directly with Mr. Diestler or the board.

At this time, many homeowners began complaining as to the length of this meeting, at which time, President, Dennis Diestler called for a vote to adjourn the meeting. The members overwhelming voted to adjourn at 12:50.

Sincerely,

Martha Wilkerson  
Secretary  
Woodridge Mutual Water and

Property Owners, Association