

On May 1, 2021 a General Meeting of the Woodridge Mutual Water and Property Owners Association was held at The Black Butte School Gymnasium, Shingletown, CA.

Officers, Directors, and employees present were, President, Dennis Diestler, Vice President, Dean Davis, Secretary, Martha Wilkerson, Bookkeeper, Bev Davis, Directors, Scott Hanson and Kristyn Koppman, Water Manager, Nick Gorshen and guest Attorney, Todd Endres. There were 31 other persons in attendance and 6 proxies were submitted for a total of 45 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. President, Dennis Diestler then had all in attendance introduce themselves.

President, Dennis Diestler then called on each Board member to give their personal statements. President, Dennis Diestler gave his President's Report and reminded the homeowners of The WPOA Board of Directors Mission Statement:

Within the parameters of our bylaws and CC&R's to be as frugal as possible, and at the same time maintain the integrity of lake, water company and subdivision infrastructure. To always strive to maintain the safety, value, comfort and protection for all Woodridge Property Owners. Lastly, to simply make Woodridge a better place to live.

President, Dennis Diestler gave out the SAW Awards - Samaritan Award of Woodridge. The recipients this year were Gary Anthis, Scott Hanson and Kristyn Koppman. All of these fine people have done lots of work for the association and we can't thank them enough. Congratulations to these recipients.

President, Dennis Diestler then had all members review the minutes from the Homeowner Meeting of March 7, 2020. Dean Davis made a Motion to approve the minutes which was seconded by Scott Hanson. The homeowners then approved the minutes of this March 7, 2020 meeting.

President, Dennis Diestler informed the homeowners of the formal adoption of Davis-Stirling Act as it applies to all WPOA Operations.

Bookkeeper, Bev Davis gave the Budget Report and she went over the proposed budgets for the water system and also the property owners. Bev answered any questions from the homeowners.

President, Dennis Diestler went over the Tiered Dues information and there was a lengthy discussion with the homeowners. This Tiered Dues Proposal was then put on hold and an ad hoc committee will be formed to investigate this issue. Homeowners approved.

Lake Committee Chairperson, Dean Davis gave his lake report. He informed the homeowners that Solitude, the company hired to do the eradication was asked to attend our meeting but they were unable to do so. A very lengthy discussion continued regarding the lake issues using chemicals in the lake and get the lake taken care of sooner than later since this issue has gone on way too long. Homeowner stated that a decision needs to be made on the lake is very imperative. Homeowner Kevin Montler stated that he would waive the Davis-Stirling requirement regarding the lake issues so we can vote. Motion to the association was made by Josh Tracy to put Sonar in the lake and to start the process soon. Seconded by Tony Villamore. Homeowners approved.

President, Dennis Diestler called on our Attorney, Todd Endres who spoke on the Davis-Stirling Act and that it is the law and must be followed. A lengthy discussion followed with the homeowners and our attorney.

A question was presented to Lake Chairperson, Dean Davis and it was stated, How do we go ahead with Sonar? Dean responded with all the information and the rules and regulations that must be followed with this application. President, Dennis Diestler recommended that a committee be formed to work on getting the Sonar approved quickly, get permits and get bids and of course, operate all under the Davis-Stirling Act.

It was also suggested that on the WPOA 2021 Budget the wording be changed under the classification of Woodridge Lake Weed Abatement Mechanical to Woodridge Lake Weed Abatement Chemical. So noted.

President, Dennis Diestler informed the homeowners that every homeowner will receive in the mail the new Bylaws and CC&R's for review. Present, Dennis Diestler also mentioned that the Election and Enforcement Procedures have been approved. So noted.

Homeowner presented a question regarding the consulting fees in our budget. President addressed the subject that this item was discussed before and answered appropriately at our March 7, 2020 meeting. Question was asked as to the explanation of Contract Water Operatr Expense and Water Manager, Nick Gorshen answered the homeowner's question.

Fire Exits discussion and view map was given out to the members and explained in full detail. It was stated by a homeowner that this area of Northern California is under heavy fire watch and having these fire exists is a good thing for all of us to know. President, Dennis Diestler mentioned that there are a number of property owners who still have not cleared their property for fire prevention and he recommended that the new Board contact Cal-Fire/CDF and get them to tag these properties that need to be cleaned NOW! Discussion followed regarding the clearing and cleaning of these properties.

Vice President, Dean Davis discussed the Family Emergency Radios we have in effect and to be sure that your radios are charged and in working order at all times. If there are any questions, the homeowner needs to contact their group lead.

Homeowner suggested that the water billings be averaged over 12 months rather than monthly due to Summer increase because of usage. President, Dennis Diestler responded that the meters have to be read quarterly and therefore, billings are done quarterly based upon the meter reading/usage.

President, Dennis Diestler presented to the homeowner association the resignations of the following:

Dennis Diestler  
Dean Davis  
Martha Wilkerson  
Bev Davis

He informed the association that the Board will need to have a Quorum and the two (2) remaining Board members will look at the nominations after the meeting today and appoint new members.

Board member Kristyn Koppman thanked homeowner, Valerie Szody for taking care of the arrangements for the homeowners to use the Black Butte School Gymnasium for our meeting.

Board member, Kristyn Koppman thanked everyone for attending this important meeting and it was adjourned at 1:05PM.

Respectfully submitted,

Martha Wilkerson  
Secretary  
Woodridge Property Owners Association