

# WOODRIDGE MUTUAL WATER & PROPERTY OWNER'S ASSOCIATION

## BOARD OF DIRECTORS MEETING MINUTES

March 2, 2022

Minutes of the Executive Board of Directors Session Meeting of the Woodridge Mutual Water & Property Owner's Association, Shingletown, California, held in Shingletown, California at 4:00 p.m. on the 2nd day of March 2022.

Attendees: Neill Murchison, Jenny Cooper, Sherri Dodson, Allison Elliot (via telephone), Heather and Stokes, Nick Gorshen.

1. Meeting Called to Order
2. Opening remarks – Neill

Prior to starting the meeting, I would like to take a moment to express our deepest condolences to Nanette Emmen, our member-at-large, and her family. She lost her father earlier this week. Also, I would like to recognize Nanette for all of her hard work and support she provides to this Board.

As to this meeting, we want to focus on the Election Rules which were sent out to all members of Woodridge. These rules codify for the very first time, how our elections are to be managed in accordance to California law. Moving forward, this Board will always elect to follow the law as stipulated. Our legal team with Baydaline & Jacobson have done a good job thus far in assisting and navigating us through the Davis-Stirling Act.

I respectfully ask those members who are in attendance today, to please refrain from asking questions as we work through our agenda. You may ask your question at the end of the meeting when we open it to the membership as part of the Question & Answer period. Please provide your first and last name, and your street name.

Thank you and now to the Agenda items.

3. Meeting Minutes Approved of the October 4, 2021 Board Meeting.
4. Treasury Update presented by Treasurer Allison Elliot. The 2022 Budget will be presented at the Annual Meeting. The Board of Directors is looking for a new CPA as the current CPA is too busy to get taxes completed in a timely manner.
5. Committee Updates:
  - a. Advocacy – Neill

With the continued drought, as you all know, we are noticing the strain on trees. In January, when taking a walk in the Beaty areas, I noticed a significant number of trees that were diseased on two of our members' lots. We reached out to both families. Since then, the Advocacy committee, with additional support from other volunteers, we have been assisting them by referring services and fellers to remove the trees. Additionally, member volunteers have also stepped up to provide limb removal and burning of debris.

I would like to extend on behalf of the Board, a thank you to Tony Villamore, Mark Bantz, and Bob Foote. Without their help and hard work, the Moors and the Morales properties would continue to have diseased trees and may continue the spread.

Also, I would like to take this opportunity to remind everyone to look for diseased trees on lots and remove them as soon as possible. This will mitigate further trees from disease, as well as preventative fire measures. I have recently learned that the lumber industry is expecting a loss of one million board feet due to disease.

- b. Design – nothing new to update.
  - c. Lake – Lake clean-up day was November 21st. John Holder got into the spillway and cleaned it out. The dam inspection was completed on February 23, 2022. There are no sign of muskrats. Square up of surface of main dam is needed. The next sonar install will be end of March or beginning of April.
  - d. Water System – Nick Gorshen states water system is running good.
6. Discussed and Approved Davis Stirling Compliant Election Rules distributed to Membership on February 18, 2022.
7. President Neill Murchison Appointed Election Inspector Erik Fischer.
8. Schedule Annual General Membership Meeting
- a. Saturday, May 14, 2022 / 10:00 a.m.
  - b. Location – to be discussed
9. Association Bulletin Board – Neill
- We purchased a bulletin board that will be installed on a wall at the Shingletown Store, near the Post Office. This bulletin board will be used to provide notification to the membership of upcoming activities such as Board Meetings, the Annual General Meeting of the Membership and other items.

I want to thank our Secretary, Heather Stokes for decorating the board, and thank Tony Villamore and Mark Bantz who will install the board within the next week.

Heather Stokes, Secretary