

WOODRIDGE MUTUAL WATER & PROPERTY OWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING DECEMBER 4, 2023

Minutes of the Board of Directors Meeting of the Woodridge Mutual Water & Property Owner's Association, Shingletown, California, held in the Van Stellman Hall – Alward Station, Shingletown, California at 4:00 p.m. on the 4th day of December 2023

Present: Ali Elliott, Cyndi McDonald, Neill Murchison and Sherri Dodson. By invitation was Mark Bantz & Eric Fisher
Absent: Christopher Jump

1. Meeting called to order at 4:00pm by Neill
 2. Opening remarks provided by Neill
 3. Motion to approve Meeting Minutes of the Meeting of the Board of May 15, 2023 by Ali. Second approval by Cyndi
 4. Governing Documents – Voting Results: Provided by Eric Fisher. Results are 61 votes were received, 49 yes, 12 no. The CC&R's have been passed by the association. Thank you to Eric for all your hard work on supporting this process. Action plan is consult with attorneys on procedure to record new CC&R's with Shasta County.
 5. Treasury Update: Reviewed updated billing policy. Reviewed current balances, projected costs and approved budget for 2024.
 6. Committee Updates
 - a. Lake: Provided by Dave Szody. Committee is working to get prices on sonar and working to get county permit to purchase sonar. Thank you to those who helped with the dam cleanup.
 - b. Water: Provided by Mark. Positive reports that the majority of leaks have been found and fixed, the majority of being in member's irrigation systems. In well #2, the pump and motor will be pulled and inspected next year. Reviewed ongoing maintenance fees for generator and 5-year inspection for tank. Reminder to community to wrap pipes and prepare for winter. A special thank you to Butch, Ray, Drew & Mark for providing support in the repair of the leaky valves.
 - c. Design: 3 homes continued to make progress in their construction.
 7. Other Business
 - a. Update was given on the Lassen Fire Council Project. Positive progress has started on clearing and chipping lots in the neighborhood. It is encouraged if any other members want to participate to reach out.
 8. Schedule next Board meeting: February 19th at 4pm
 9. Open forum for Property Owners attending the meeting – Q&A period
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- a. Kathy S. on Woodridge expressed concerns about the \$13,000 budget for the lake. Inquired how the ownership who doesn't use the lake feels about the cost of the lake management. Discussed the majority of the lake budget is due to state requirements and permits for the dam. Reviewed the lake committee's plan to update the OES action plan for the dam to reduce our risk level and therefore hopefully our fee rate. As well as researching possible lower sonar costs.
- b. John Holder suggested opening up that members can donate extra money to purchase additional sonar to clean up the lake more for those who use it frequently.

10. Meeting adjourned at 4:54pm

Prepared and submitted by: Cyndi McDonald, Secretary on December 5, 2023