

Greetings Neighbors:

Trust all of you had a wonderful Holiday Season and that the New Year brings you much joy and good health. As we enter the New Year, I would like to thank all the volunteers in our community that made 2023 a successful year for our common interest development and water system. These volunteers continue to provide their support through their labor in clearing our common areas such as the lake and water system area, support in all the mailings we did this year, neighbor check-ins, etc.

We had one resignation of one Board member after the election, with Heather Stokes as Vice President. At the December 4th Board meeting, we officially appointed Christopher Jump as Vice President and Chair of the Lake Committee. Please welcome him on to the Board.

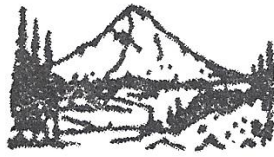
Additionally, I want to thank all the membership that participated in the vote to adopt the restated governing documents for Woodridge Mutual Water & Property Owners Corporation, and especially Eric Fischer, your Inspector of Elections, who oversaw this vote with integrity and professionalism. We had a significant majority of the membership turn in their ballots 61 out of 81 lots (75%). Of the 61 returns, 49 voted YES, and 12 voted NO. At present, our documents are in the process of being recorded with the County of Shasta. A formal letter is included in this package from the Board for your reference and information.

My focus for 2024 will be on the Water System, working closely with Mark Bantz, your Water System Administration, to ensure we continue to have sustainable water conservation, and that the system is working efficiently to provide clean water to our community. In addition, all Board members and Mark will continue to seek continued education opportunities through the Rural Community Assistance Corporation (RCAC) to better assist us in being productive Board members for our common interest development and water system.

You will find comprehensive committee reports from most of our chairs that provides you with updates of the activities in 2023 and their plans for 2024.

In the meantime, should you have any questions, or concerns, please do not hesitate to reach out to your Board members.

Until next quarter - respectfully submitted,
Neill Murchison, President



Woodridge Mutual Water & Property Owners Corporation

P.O. Box 8 | Shingletown, CA 96088 | woodridge96088@gmail.com

December 31, 2023

Members of the Woodridge Mutual Water and Property Owners Corporation

Re: Proposed Governing Documents Election Results

Dear Members of the Association:

The Association and its Board of Directors are providing this notice to announce the results of the recently concluded election regarding the proposed Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Woodridge Lake Estates Subdivision, and First Amended and Restated Bylaws of Woodridge Mutual Water and Property Owners Corporation (collectively, "Proposed Governing Documents"). An affirmative vote of the majority of the members was required to approve the Proposed Governing Documents.

The Association's inspector of elections, reported 49 members voted yes and 12 members voted no. Accordingly, as 60% of the members voted yes, more than a majority of members have approved the Proposed Governing Documents.

Thank you for your attention to this notice.

Very truly yours,
Woodridge Mutual Water and Property Owners Corporation

Neill M. Murchison

On Behalf of the Board of Directors

Committee Reports

4th Quarter 2023

Greetings Everyone:

Outlined below are our committee reports for the fourth quarter. The updated committee roster can be found on our website (woodridgepoa.org) on the “Your Committees” tab.

Advocacy & Community Safety

Assist, Support, and Respond – Outreach within and for our Community

More than expected number of lots/property owners signed up to have trees removed through the free service sponsored by the Lassen Fire Safe Council. They have cleared numerous lots on the entirety of Woodridge Drive, including undeveloped lots as well as a few on Winterwood. They will restart their program after the winter season. I encourage you to walk or drive around to the lots that received their assistance and determine whether the service would work for you in your fire hardening efforts.

Respectfully submitted,
Neill Murchison – President / Chair

Design & Architectural

Always Balance Between the Letter of the Law and the Spirit

No Report Submitted

Lake Management & Oversight

Caring for Woodridge Lake as a Vital Member of our Community

Progress in 4th quarter: this quarter marks the first quarter for the new lake committee. Most progress centers on the transfer of roles. Official nominations occurred on November 13th. In this quarter, we met with the Dam Inspector, gathered for a lake area cleanup, and organized the existing documents and reports pertaining to the lake. The dam inspection went well, and the Inspector was helpful in guiding the team in tackling some areas of concern. The clean-up focused on removing brush from the backside of the dam. There are a lot of documents and reports pertaining to the lake from historic generations of the committee resulting in inconsistent organization. With that, the Committee has begun to streamline all the information for efficiency with the future in mind. Lastly, we applied for the annual state permit before year’s end.

Agenda for 2024: the lake committee is currently identifying new vendor(s) or possibly just a new product for controlling the plant life. Significant research has been done and we anticipate to make a decision by end February / early March prior to purchase. We anticipate to have several more clean-up days in the 1st quarter. A lot of maintenance is needed around the lake and much of it on an ongoing basis. The committee will conduct regular scheduled events, which will allow for a better maintenance solution for 2024.

Respectfully submitted,
Christopher Jump – Vice President/Chair

Legal Oversight

Mitigate Liabilities and Ensure Compliance

On December 4, 2023, the Board met with the Inspector of Elections, Eric Fischer to open and count the ballots relating to the adoption of the governing documents (restated CC&Rs and By-laws). Of 81 lots, we received ballots from 61 lots (75%), with 49 lots voting YES (80% of returned ballots / 60% of all lots), and 12 lots voting NO (20% of returned ballots / 15% of all lots). A formal letter from the Board is included in this package.

Respectfully submitted,
Neill Murchison – President

Treasury & Accounting

Treat it Like It's Your Own Money

The year has been fairly routine for treasury and accounting, with all reports and taxes filed and bills, permits and utilities paid for, and the quarterly invoicing sent out on time. We spent a fair amount of time chasing late payments from a small group of the membership and as a result we decided to update the billing policy. As a reminder, effective January 1, 2024, all payments are now due 30 days after the end of the quarter.

We applied and received approval for a corporate credit card from Tri-Counties Bank (to be used for incidentals and emergency callouts to keep the water system pumps and generators running if needed). Also, with the change in Board members all bank accounts were updated with current board signatories.

To close out the year, we presented next year's budget to the Board for approval, which was submitted to you at the beginning of December. We will continue to assess and evaluate all spending and costs against the budget and rising operating costs to be sure the fees and dues are adequate to keep fresh safe water running from your faucets and clear and weed free in our community lake.

Respectfully submitted,
Allison Elliott – Treasurer

Water System Administration

*Provide Reliable and High-Quality Water to Our Community
Safely, Cost-Effectively and Professionally*

The year started off cold and covered in snow thanks to the January-February snow, resulting in numerous leaks, and as the weather warmed up, additional leaks were discovered. Remember to check all pipes are wrapped, and water is off to unused areas of the yard for winter.

Some highlights this year -- Our backup generator was serviced and load tested although it is 19 years old, with under 900 hours of use, which is in the very good health category or middle aged but young by uses. We conducted a clean-up day at the water pump – dead trees removed, brush and leaves were raked and burned. We intend to do more clean-ups to keep the corner looking good. All operating manuals and emergency response plans have been updated, and we passed our 3-year inspection. All fire hydrants and end of line valves were opened and tested to flush the lines in July. Two of the valves were found to be leaking, and thanks to the community's help all were repaired with just a little digging and tightening. A special thanks go out to Butch Worden, Ray Hendricks, Nick Gorshen, and Drew Bassignani for their help and expertise. As you recall, we had a positive test in the late summer, which

was quickly addressed and corrected. The wells, tank, and water lines were chlorinated and flushed as a precaution; everything was tested again, and no other issues have been found in the monthly testing. Our water continues to be some of the best tasting around.

Well Status: well #2 level remained low for most of the year thus, we kept the well off. We did our final well sounding on December 26, and the results are:

- Well #2 measures at 155 feet below ground
- Wells 1& 4 measure at 140 feet below ground

As a reminder the lower the number below ground, the better. As a point of reference, the wells measured approximately 200 feet below ground in September 2022. For well #2, the plan is to pull the pump and inspect the health of the well in the spring.

2023 was a busy year, and we are anticipating 2024 to be even busier:

- Well #2 will get the attention it needs by giving it a complete examination, and then deciding our course of action
- One bladder pressure tank will be replaced
- A leak detection program will be started checking for leaks in the main water lines
- A meter accuracy check and replacement program will resume
- The hydrant flushing and valve check will resume in the summer

Continue to be water-wise as we are going in the right direction with our water usage!

Respectfully submitted,
Mark Bantz – Water System Administrator

Website (woodridgepoa.org) / Secretary

Woodridge Lake's Information Portal – Informative, Helpful, and Bibliographic

We have been working to identify new platforms to transfer our website to. This will help lower costs as well as develop a more user friendly website. We have also developed a welcome packet to provide to new residents to support orientating them to the community and providing important resources.

Respectfully submitted,
Cyndi McDonald - Secretary