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Board of Directors – General Session Agenda/**Minutes**

July 18, 2026 10:00 a.m., Tractor Barn

Board Member: Patrick Lee – President, Steve Duncan – Vice President, Dean Alexander – Treasurer, Curt Manganaan - Secretary, Laurie Andress-Delaney – Director, Joel Brandon – Director, Ken Schnell – Director

Staff and Guests:

1. Call to Order **10:03am**
2. Approval of Agenda **Motion to approve by Curtis, second by Joel. Motion approved.**
3. Approval of Previous Meeting Minutes (May) **Motion to approve by Ken, second by Joel. Motion approved.**
4. Water System Reports
 - a. Well Report (Water Usage) **Water usage is trending downward. Cen Cal replaced a check valve that stops water from leaching out of the Madrone tank back down to the lower tank (\$860).**
 - b. Quality Report (PFAS) **Cen Cal reports numbers are on the lower end of the minimum notification and response level. Cen Cal will be testing and sending in a PFAS report every 3 months.**
5. Financial Report
 - a. Review of May & June Financial Reports **May Association costs to date are at or below the budgeted amount. Review of the financials showed all cash in/out transactions are routine. Ending balance of \$219,660. Motion to approve may financials by Ken, second by Joel. Motion approved. June Association costs to date are at or below the budgeted amount. Review of the financials showed all cash in/out transactions are routine. Ending balance of \$205,943. Dean also reported there are no open invoices. Motion to approve June financials by Ken, second by Joel. Motion approved.**
 - b. Discussion Regarding Raymond James Investment Opportunity (Wells Fargo CD matures on September 28th). **The Board discussed moving all Association money, with the exception of the checking account, to Raymond James to reap the benefit of higher interest rates. The checking account would remain at Community West Bank. A motion to proceed with the money transfer was made by Steve, second by Dean. Motion approved.**
6. Property Report

- a. Cal Trans Hwy 168 Project – Our Water Lines The only culvert rehab that may impact the Association will not be done by Cal Trans until next year as part of their phase 2.
 - b. Generator – Annual Maintenance Plan and Cost General maintenance has been scheduled, to be done twice a year by Doug.
 - c. Other – Jeff Smith No update was available from Jeff. A motion was made to cancel bollard install and replace with decorative boulder placement at the firehouse by Steve, second by Dean. Motion approved.
7. Cross-Connection Control Plan (Extension Approved to July 31, 2026)
- a. Progress Update The current State granted extension expires on July 31st. Pat will request another extension from the State.
 - b. Compliance Strategies No update to report.
8. Other Business
- a. It was brought to the Boards attention a water marker is leaning against a building and needs to be reinserted into the ground. Pat will take care of this.
9. Adjournment 10:56am

Ongoing Projects

- 1. Annual Maintenance Tracker
- 2. Equipment Valuation
- 3. CIP Projection (Expires 2027)