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Board of Directors General Session Agenda - Approved

Meeting – April 12, 2025, 10 am in person meeting at the Tractor Barn

Board Members – Bob Markland - President, Patrick Lee - Vice President, Dean Alexander - Treasurer, Curt Manganaan - Secretary, Joel Brandon, Steve Duncan, Ken Schnell

Other Attendees –

Gina Markley – Administrative Assistant, Jeff Smith – Watermaster, Clarence Rasmussen

Call to Order – 10:02 am

Agenda

1. Approval of Agenda: Motion to approve Dean, second by Pat. Motion carried
2. Approval of previous meeting minutes: Motion to approve Dean, second by Joel. Motion carried
3. Lane Holt H&S Harvesting – Discuss with board potential snow removal & equipment maintenance. Mr. Holt spoke to the Board about providing snow removal from the roads and offering driveway snow removal service to residents either on a contract or monthly rate. He proposed operating or purchasing the Associations snow removal equipment, or he would purchase his own snow removal equipment. In addition, Mr. Holt stated that he would like to park his equipment in the barn or outside of it. The conversation ended with Mr. Holt also proposing to service the Associations heavy equipment. No Board action was taken on this item.
4. Water Well Reports – March & Year to Date Water usage was down 28% in March compared to last year with a 21.5% drop in year-to-date usage.
 - a) Water leak at 42123 Nutmeg confirmed. Next steps TBD. Chlorine was detected in the water, which confirms this is a water leak and not a natural spring. Leak looks like it may be under the asphalt driveway. Bob sent an email to the

property owner but has not received a response. He will also talk to Cen Cal to discuss repairing the leak and the next steps.

- b) Board to explore the possibility of installing water meters on the water system regional distribution valves in an effort to identify and narrow down the location of any potential leaks. Shaver Lake Construction will be contacted for further discussion. **No update on this item. Still pending.**
- 5. Property review – Jeff **Jeff reported making 1 leak repair near the Short Horn due to a frozen pipe. He let the Board know he has been working on valve/marker locating and only has 4 houses left to do. He also let the Board know of a trouble code at the generator. He installed a block heater on the generator and cleared the code. The block heater will need to be unplugged over the summer.**
- 6. Financial reports – Dean & Gina
 - a) Review of March Financials. **A majority of Association dues have been collected with only a few outstanding left. 1 property is in probate, holding up payment. A family member notified Gina she will be sending in a payment for their grandmother (property owner). All other financial transactions were routine with nothing unusual to report.**
 - b) Insurance renewal update. Gina
 - c) Reserve Funds – CD Investment Status. Bob **CIP Fund is now in a Wells Fargo CD locked in at 3.75%**
 - d) Update on property sales and fee transfers. Gina **2 properties are currently in escrow with 5 properties up for sale and on Gina's watch list. So far, collection of transfer fees from titled companies is 100% paid to date.**
- 7. Update on Pipken maintenance proposal. Jeff and Bob **No update.**
- 8. **2024 / 2025 Maintenance Projects to consider:**
 - a) **Incomplete** - Water Marker and Valve cleanout Project. Posts and markers are completed with the exception of a few where valves could not be located. **Jeff to investigate**
 - b) **Complete** - Shaver Lake Fire Department Hydrant Flushing completed. **Report pending. Pat will look into report status.**
 - c) **Suspended** - Firehouse Condition and recommended repairs. We need to schedule an assessment date and coordinate with Fire Department. Board member(s) will volunteer to inspect and generate a suggested repair list. **Since the Fire Department has announced construction of a new fire house it is recommended the SLHWA suspend property inspection for this year.**
 - d) **Complete** - Develop a written annual maintenance checklist of association property.
- 9. Recommended 2024/2025 meeting schedule. Subject to change:
 - a) July 20th in person at Tractor Barn
 - b) August skip

- c) September 21st in person at Tractor Barn
- d) October 19th in person at Tractor Barn
- e) November skip
- f) December 7th in person At Tractor Barn
- g) January skip
- h) February 8th Virtual
- i) March 8th Virtual (optional)
- j) April 12th in person at Tractor Barn
- k) May 10th in person at Tractor Barn **Mother's Day. May be rescheduled**
- l) June 14th Annual Meeting at Tractor Barn

Discussion Items not on the agenda

Pat let the Board know of a program called Fire Wise Community that could help save 10 - 15% on fire insurance from the CA Fair Plan, through coordinated property cleanup. A flyer will be sent out with the annual property owners June meeting notification. There will also be a Q&A on this program at the meeting.

ADJOURNMENT

11:04 am