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Board of Directors General Session Meeting Agenda/Minutes - Approved

Zoom Meeting – August 13, 2022 – 9:10am.

Board Members – Bob Markland, Steve Duncan, Cindy Dailey, Patrick McCaleb, Curt Manganaan - **Present** Joel Brandon, Lindsey Chargin - **Not Present**

Call the meeting order: **9:11 am**

Agenda

1. Approval of Agenda **Motion to approve: Cindy Second: Curt**
2. Approval of previous meeting agenda **Motion to approve: Cindy Second: Curt**
3. Water Well Reports – Nick

Review of well reports shows water usage is down and wells are producing in the normal range. Noted that depth testing may not always be accurate if the sounder touches the sides of the testing pipe. At times, estimates to well depth are taken based on where the tape is wet. Nick will contact Shaver Lake Construction to facilitate the final steps for the Madrone tank to come online. Bob reported that SLC is now filling the new tank. It will take several days to fill.

4. Property report – Jeff

Worked with two separate residents to solve possible leaks. Notes that residents should be turning off water at their own shut off, not the association shut off. Board discussed previous rules stating just that, and at some point it was changed to shut off the association valve. Future discussion and clarification to come.

In process of repairing well house/shed doors with some already completed.

Notes generator emergency stop was pushed again. Will begin locking generator doors when keys are distributed to a couple of board members in case Jeff is not available. Jeff will send generator data to Gina and Bob to keep data online.

5. Financial report – Cindy

Reviewed financial reports. Gina explained her findings from her self audit. Account numbers are correct, though bookkeeping numbers within the accounting books need to be adjusted to correct reports, Gina also reported there are several residents with delinquent dues. A few are new owners, all will be sent letters requesting payment. Will send all information to all board members.

6. Other current business:

(a) Price to sell existing temporary tank

Received offer of \$5,000, which we feel is too low. Curt will investigate to determine a fair price.

(b) Update on snow front loader maintenance – Bob Loader has been repaired by S. Pipkin.

(c) Update on property cleanup and debris removal – Bob Handy Helpers, local company, completed clean up for \$650.

(d) Property Transfer Discussion

At this time, Bob and Gina have determined 3 properties changed ownership without paying the transfer fee. Letters will be sent to the new owners requesting payment. Board discussed the process to keep on top of property transfers: check off list, notify realtors who have properties listed in our association, eventually all information needed by new owners and title companies will be on the website.

(e) Other

7. Committee Updates:

a. Website Development. Bob, Joel