



Po Box 264
Prather, CA 93651
Shaverlakeheights.org
Shaverlakeheights@gmail.com

Board of Directors General Session Meeting Agenda- Approved Minutes

Zoom Meeting – July 8, 2023, 9 am at the Equipment Barn

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

Call the meeting order: **9am**

Agenda

1. Approval of Agenda: **Motion to approve Steve, second Patrick. Motion carried.**
2. Approval of previous meeting minutes: **Motion to approve Patrick, second Pat. Motion carried.**
3. New Board Election Results (terms expiring):
Bob Markland (2026) - President, Patrick Lee (2024) - Vice President, Dean Alexander (2026) - Treasurer, Curt Manganaan (2025) - Secretary, Joel Brandon (2024), Patrick McCaleb (2025), Steve Duncan (2026)
4. Water Well Reports – Central Cal Waterworks – **Not present**
 - a. Status of Well 6 timer is not working.
 - b. Update on Water Well reports and YTD usage
 - c. Monthly Drought Reporting
5. Property review – Jeff Smith **No update**
6. Financial reports – Dean Alexander
 - a. May financials (Gina is on vacation and June is not available) **Full report unavailable. Board reviewed bank statements with no questions. Delinquent dues – notifications will be sent to all delinquent properties which Gina will document. One property has had the water service terminated by the Association. Another will be asked to submit a letter to the Board**

explaining why they are late. Attorney Chris Brown to be consulted in regards to putting a lien on one of the delinquent properties. Discussion on potentially putting the financials on the Associations webpage (password protected) took place.

7. June 24 Water Marker Audit – Bob Markland
 - a. Audit results. Bob went over the recent survey findings. Majority were found to be out of compliance for various reasons (not found, full of dirt, no reflector, too far from valve, stuck cap, etc.)
 - b. Next steps discussion Letter to be sent to all Association members with the survey results. Members will be asked to identify their properties survey result and make corrections as noted. A second survey will be needed to verify compliance.
8. Other Current Business:
 - a. Association Documentation – Steve Duncan
 - i. Where are Title Companies resourcing our information? Steve went over his findings with the Board. Old Articles and Bylaws are still getting included in new property transfers. Patrick Lee will talk to an Association member that is a local realtor (Elizabeth Foran) and find out where they pull documents.
 - b. Property cleanup – Bob Markland
 - i. Weed eating and raking of barn and tank areas Work completed
 - ii. Cleanup of Association property near lower creek Work completed. All loose fire fuel raked up and removed.
 - iii. Tree removal Board received and reviewed 2 proposals. Tree Tippers (\$15,450) and Sierra Nevada Tree Service (\$14,000). Board agreed to move forward with Sierra Nevada Tree Service
 - c. Snow Removal Contract update – Patrick Lee No update
 - d. Ponderosa Update – Bob Markland Ponderosa was told that the layout next to the firehouse was not going to work. Both the fire chief and Board agree that the 20'x20' proposed location was too large for the area. Ponderosa will be asked to explore other options.

2023 - 2024 Association Projects: Updates to be posted as activity occurs

1. Association Google Drive Maintenance
2. Tractor Barn Improvements
3. Physical Condition of Firehouse
4. Long Term Property Maintenance Plan
5. Pay functionality of website

Discussion Items not on the agenda

Statement of Information on the CA Secretary of State webpage is current until January 2024. - Curtis

Letter to be sent to Central Valley Community Bank authorizing Dean Alexander to be added an authorized signatory on behalf of the Association. - Curtis

ADJOURNMENT

10:40am