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Board of Directors General Session **Minutes Unapproved**

Meeting – May 10, 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

Present – Markland, Alexander, Duncan, Lee, Schnell

Not present – Brandon, Manganaan

Other Attendees –

Gina Markley – Administrative Assistant, Jeff Smith – Watermaster

Not present – Markley, Smith

Call to Order –

10:08 Call to order

Agenda

1. Approval of Agenda:
Motion – Alexander – 2nd – Duncan
Motion carried
2. Approval of previous meeting minutes:
Motion – Alexander – 2nd – Duncan
Motion carried
3. Water Well Reports –

- a) April & Year to Date –
Report not available
 - b) Water leak at 42123 Nutmeg. Next steps
Cencal working on repair
 - c) Board to explore the possibility of installing water meters on the water system regional distribution valves to identify and narrow down the location of any potential leaks. Shaver Lake Construction will be contacted for further discussion.
In process
 - d) Hydrant Flushing
 - Discussion of results.
 - Fire Departments new proposal.Fire Chief shared info with Markland that they only flush every other year – since no flush this year the rent on fire station should be paid this year \$1,500 per year.
4. Property review – Jeff
- a) Block heater update
Installed and working
5. Financial reports – Dean & Gina
- a) Review of April Financials.
Motion – Lee – 2nd – Duncan
Motion carried
 - b) Property transfers. Gina
Gina monitoring
6. Lane Holt H&S Harvesting –
- a) Discuss with board Lane's proposal for potential snow removal & equipment maintenance.
Discussion concerning options – more discussion needed.
7. Annual meeting Discussion and planning
- a) FireWise Presentation
Need to continue this item.
 - b) Member Documents to be provided
 - 2024 Annual Meeting Unapproved Minutes & 2025 Agenda
 - Financials: 2024 Budget vs. Actuals, 2025 Budget, 2024 Assets & Liabilities, 2025 Fee Schedule.
 - Water Well Reports
 - 2024 CCR
 - c) Annual Review

Discussion as to General member meeting – meeting to be held inside tractor barn

- d) Financials
- e) Water Well Report
- f) Property Update
- g) Member Q&A
- h) Board Member Election Results

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.
- 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

ADJOURNMENT

Meeting adjourned at 11:30