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Board of Directors General Session Agenda

Meeting – May 23rd, 2026, 9 am @ 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 – Water Master

Call to Order – 9:02 am

Agenda

1. Approval of Agenda: Motion to approve by Ken, second by Steve. Motion approved
2. Approval of previous meeting minutes: Motion to approve by Ken, second by Pat. Motion approved
3. Water Well Reports: Water usage is up 9.7% in April compared to last April. There wasn't a spike in well pumps SCE electrical cost that would indicate a water leak. Central Cal will be asked to look into this. A cost proposal to replace meters at the pump house's will be look into.
4. Financial reports – Dean & Gina
 - a) Review of April Financials All association member dues have been received. Association costs to date are at or below the budgeted amount. Review of the financials showed all cash in/out transactions are routine. Motion to approve April financials by Pat, second by Joel. Motion approved.
 - b) Financial Advisor Guest Presentation Association member Jennifer McDougal spoke at the meeting about Brokered Certificates of Deposit. FDIC insured option for association accounts. Information to be posted on the web page.
5. Property review – Jeff

- a. Dead tree removal status: **Trees removed by Sierra Nevada Tree Service**
 - b. Update regarding Cal Trans culvert work: **No update**
 - c. Update on Ponderosa work in West Village: **They are pulling fiber optic cable throughout. No issues to report.**
 - d. Other property repairs: Generator error codes need to be reset. **Only a factory tech/program can clear the codes. \$1,700 estimate to have this done. Will be scheduled.**
6. Cross Connection Control Plan.
 - a. Progress Status update – Gina to provide numbers **146 surveys billed, 110 complete to date**
 - b. Other comments regarding inspections: **217 connections. 71% completed inspections to date. A motion was made to refund the \$100 cross connection fee to association members with no structure on their lot by Pat. Second by Curtis. Motion approved.**
 - c. Extension approved to July 31st. **The Board would like to get this completed so another extension request is not needed.**
 - d. The Board will seek legal advice for non-compliant and non-responsive properties.
7. Preliminary planning for Annual Meeting and Board Elections
 - a. Confirmation that Ballots have been mailed out.
 - b. Expiring Terms: Steve Duncan, Dean Alexander, Bob Markland
 - c. Annual meeting to be held June 20th @ 10am at the Tractor Barn
8. 2025/2026 tentative meeting schedule. Subject to change:
 - a. July 16 Virtual
 - b. August 9
 - c. ~~September 13 cancelled due to Garnett fire~~
 - d. October 11 - Virtual
 - e. November 8
 - f. December 9 Virtual
 - g. January 10 – No meeting will be held in January
 - h. February 7 – Membership Informational Meeting
 - i. March 21 – Tractor Barn
 - j. April 11 – Tractor Barn
 - k. May 23 – Tractor Barn
 - l. June 20 Annual Meeting – Location TBD

Discussion Items not on the agenda

None

ADJOURNMENT

10:09 am