

DRAFT SLHPA HISTORY TIMELINE SUMMARIES

1927 - Shaver Lake Heights were recorded in Fresno County on June 14, 1927

1934-41 – minutes of meetings reflect discussion about trash and scraping/oiling of roads;

1934 – **May 16 Annual Meeting**; SLHPA was formed in May at a general meeting. Rates were FT- \$18/cabin; seasonal \$12

1935 – **March 13 Annual Meeting**; Road work estimate to come from Supervisor Clark. A telephone will be installed somewhere in the tract. – TBD and the board were authorized to name roads and place signs. To date, roads did not have names. Addresses were identified by the last name of the cabin owner. Cabin rates carried to be the same from last year.

1936- **March 11 Annual Meeting** – Water rates same as 1935. Road work in 1935 cost \$236.00. new connection water fee was set at \$1.00.

1937 – **March 10 Annual Meeting** -Water rate - \$21/cabin yr. round and \$15 seasonal

1938 – **March 9 Annual Meeting - Discussion** about Bubonic Plague in mtn. areas; scraping and oiling of roads not done due to lack of funds. Bids were \$400-800. Seek bids regarding purchase of an additional storage tank, wood or metal. Water rates same as 1937

1939 – **December 11 Special meeting** held in Fresno to discuss new well that had to be drilled. Additional assessment of \$7.50 per cabin needed in order to be able to purchase a pump. This will be due from owners in 30 days.

1940 – **April 10 Annual Meeting** – new well pumps 2000 per hour; new water rates adopted, but not stated.

1941- **April 9 Annual Meeting** – road work on culverts and oiling of roads reported; water rate set at \$30/cabin full time and \$20/cabin seasonal. Discussion about building a dock at back of Dora Bella Camp to be anchored there took place.

1942 – **April 20 BOD meeting @ Fresno Hotel– 85 cabins**; It was reported that the assn. got by this year without having to do any road repairs

1943

1944 – There were 86 cabins that were paying dues. Membership voiced to do no road repairs due the “the state of the world” (war).

** Firehouse – Bill Dale shared that the Firehouse was originally constructed during this time to serve as a bunkhouse and equipment storage for the military who were assigned to Shaver Lake during the war years to guard the dam.*

1945

1946 – Sierra Properties Co. deeded land to SLHPA

1947 – **April 16 Annual Meeting** – the board was authorized to follow necessary proceedings for Incorporating the ASSN. with legal advice. Sanitary conditions of the tract discussed and garbage. Were short of funds due to repairs needed to water system and roads, new raised rates were set – season \$20/ all year \$35 and rates for businesses. First aid station discussed. Firefighting equipment discussed. It was recorded there were a total of 95 property owners at this time.

1947 – August 19 – Notice of Special Meeting to be held Saturday August 30 at 8PM for the purpose of reviewing the Proposed Articles of Incorporation and By-Laws to be put to a vote for their adoption. Vote passed.

1948 - SLHPA formed a non-profit corporation. Articles of Incorporation were filed; recorded in 1948; Attorney Chester R. Andrews. CC&R's were written as well

1949

1950

1951 – July 14, Annual Meeting board working with attorney Chester R. Andrews about status of roads. It was reported that all the roads in SLH had been properly dedicated to Fresno County and duly accepted by them and that the county conceded their responsibility and would take over the roads starting in 1952.

1952

1953

1954

1955

1956
1957
1958
1959

*4 lane completed in late 50's early 60's - need exact year(s)

1960
1961

1962- **April 14 Annual Meeting** – 2 new wells drilled, garbage service for May-Oct continues

1963 – **April 15 Annual Meeting** – construction of new water tank (wine tank); garbage service May-Oct. continues; dues are set at \$30 for seasonal and \$45 for annual; lease of fire department garage

1964 – **April 15 Annual Meeting** -additional assessments totaling \$25 put in place for garbage and water system repairs; Diseased tree removal responsibility of lot owners; Board had no jurisdiction.

1965 – **April 21 Annual Meeting** – Dues set at \$48 per member; roads responsibility of the county as they saw it; Snow removal being done on roads below 4000 ft.

1966 – **April 20 Annual Meeting** – Dues set at \$40 seasonal and \$55 annual; Snow removal up to 5000 feet.

1967 – **April 21 Annual Meeting** – County Rep tried to explain about road maintenance (Supervisor Jefferson Hassey)

1968 – **April 25 Annual Meeting** – Demand to the county to oil our roads at the beginning or each season and not give all attention to Big Creek; Garbage service May – December; Dues \$60 annual; \$45 seasonal; Clubs using Firehouse for meetings

1969 – **Annual meeting held at Cedar Lanes**

1970 – April 23 letter and May 27 meeting; - dues increase to \$55 for seasonal; conserve water reminder;

1971 – **April 17, 1971** – purchase of snow removal equipment from Jack Shelburne and \$25 assessment to each cabin owner for snow removal

1972 – **April 20, 1972** – Shaver Lake Civic League pursues to establish a special service district which would benefit only a few businesses, but would cabin owners in SLHPA to pay, as well as others in the Shaver Lake area.

1973

1974

1975

1976

1977 – **April 7, 1977** – must drill another well @ \$10/foot; County is expected to provide some road service per “Bud Randall” this summer. Feels the amount of taxes paid in the tract warrant some attention to our roads from the county.

1978

1979

1980

1981

1982-83 – water issues, new tank needed. Cabin owners were billed \$150 each for new tank; Building of tractor barn discussed; Dues of '83 was \$175/cabin to cover water and garbage services.

1984 – County Sewer project was completed

1985

1986 -Annual Meeting minutes reflect resurfacing of the roads by the county was almost finished

1987

1988 – April 22 Annual Meeting -1987 annual meeting minutes lost in transition; Conserve water; 2 cabins hauling water at present; Delay of building of a tractor barn due to potential water needs/shortage. Discussion regarding paving of Ouzel. No answer yet, but President King stated he “believed” it would be paved.

1989 – April 21 Annual Meeting – water issues- new well pumping 22gpm; 3 wells are shut down or will overload. New snow plow purchased – a front loader where \$12,000 was put down and monthly payments of \$730.69 are in place to pay off the balance therefore, no action taken on building of a tractor barn. Carole Smith begins as recording secretary; County will leave Firehouse as is; Snow removal done properly in heavy snow times takes 7-8 days to clear entire tract;

1990 – April 20 Annual Meeting – water conservation reminders; 2 dry wells turned off; 3 wells doing fine and kept tanks full all winter; 4th year of drought;

1991 – April 19 Annual Meeting – Water conservation reminded; garbage cans need to be taken in during off season; May soon need to pull water from the lake – cost \$200-300 per well to chlorinate; one of the tanks split and needed repair.

1992 – April 24, Annual Meeting – Water issues – eventually will probably be a community water system; alternative water systems being explored by a water systems advisory committee and a task force per speaker Bill Brown from SCE; Tree death is severe, Edison will take down if hazard to electrical lines; New restrictive laws due to Federal Clean Water Act of concern; Garbage Service control and fines for leaving cans out; Unattended dogs & fine potential; Some street signs needed.

1993 – April 16, Annual Meeting – New well drilled - \$5,000; pump will be needed; Water testing required every 3 years - \$5,000 and state has required new and more testing; tractor repairs and rental of one while ours was broken; Big tank rusting out and will need to be replaced; county service costs increasing; Firehouse taxes are delinquent and need to be paid;

1994 – April 22 Annual Meeting – New well working fine and all tests are good; County will pay 4 years of dues; Garbage racks voted in for the cans; Dog problems continue

1995 – May 6 Annual Meeting - Projected water expenses from President Dale for repairs - \$4500+; Engine needs to be rebuilt/or replaced in snow loader @ \$10,000-\$12,000. Discussion to discontinue the plowing of private parking spaces. Members asked for a special meeting to vote on this topic. Will be held in the summer.

1995 – September 2 Special Meeting regarding plowing of private parking spaces; Was decided to have a committee investigate more insurance options; allow members to then vote on the issue by mail. This may involve an increase in dues.

1996 – April 27 Annual Meeting – snow loader is repaired and in service. Tall water tank is rotting and needs to be repair; main distribution lines will need to be replaced; Dues increased \$50 to cover increased costs and repairs; Suggested we need to research a new system and a water committee was formed; Also suggested a special assessment for the cost of new system be put in place to build up a fund; New well was put on property that did not belong to the ASSN. so the property was purchased @ \$50,000. It is our best well.

1997 – June 14 Annual Meeting – Ground work began on the installation of a new water system done by the ASSN, not the county; It was agreed to start a special assessment of \$50 to build the fund; Complaints about renters, dogs and parking violations

1998 – August 8 Annual Meeting – Guest speaker Sheriff Lt. Burke; Issues with accidents and reporting and towing; Sheriff stated that if a “private road is deeded over to the county and the county maintains it, it is no longer a private road”. It was asked by a member to have Sheriff and Stan Oken (county supervisor) determine which roads in the Assn are county and which are private to release from liability the ASSN. This discussion was prompted by a snow plow hitting two cars and CHP unwilling to make a report because CHP stated the road it occurred on was private and out of their jurisdiction. (per Bill Dale). Discussion about outdated CC&R’s and if there are newer ones than 1927 & 1938 then they need to be recorded; Board does not have legal counsel, but it was stated that Tom Riggs gives legal advice and will get with the board later. Much discussion about proposed new water system (getting a grant from the state; hiring a civil engineer; have county take over and do the work) results to be reported out in Fall newsletter.

1999 – July 17 Annual Meeting – Water Project Discussion – as many as 60 leaks in tank; pipes in ground since 1926; Must replace delivery system and tanks; System estimated cost is \$650,000 - \$700,000. Special assessment raised to \$1000 annually over the next 4 years by vote of the floor. Need system sooner than 6-7 years. Owners of undeveloped lots need to pay the assessment retroactively—voted to be \$4,000. Water meters discussed – engineers advised they would freeze up. CC&R’s found to not be enforceable and to rewrite would be a considerable expense; Better to rewrite By-laws which would be enforceable (per legal advisor Tom Riggs).

2000 – May 20 Annual Meeting - Water system update- applied for \$200,000 line of credit at Clovis Community Bank; \$30,000 spent with Provost and Pritchard so far; Progress report from Don Ford indicated Bill Dale will oversee the project and final plan has been received from P & P. Some lines will go behind houses, but most will go

down middle of road and assn. will patch the roads when done – do not need to repave. Cannot get grants to help fund project; More government mandated water standards must be met next year; KSimpson sent letter re renters and wanted board to take action on it at this meeting. Wanted a vote to decide if assn. wants rentals. Riggs said CC&R's do not prohibit rentals. Comment made about negative economic impact to SL. Vote did not pass. Garbage and parking are ongoing issues with renters.

2001 – May 19 Annual Meeting – Water project update from Don Ford; Ahead of schedule - \$268,000 paid to Huntington Const. so far; 70% done, still will take a couple of years until completion, under the highway will come at a later date. \$800,000 was budgeted; If money is left over, will be credited back to members when project is complete. Still must conserve water;

2002 – May 18 Annual Meeting – Water project update from Don Ford; Old system projected shut off date is June 15, 2002. A new 4" & 6" line run under HWY 168 by Coldwell banker for future fire use and hookup. Total project cost \$625,000 (so under budget). Water conservation still important; Tract directory update and repair needed; Discussion about rentals – outcome rental agencies are willing to help if they are notified of the issue when it is occurring. After the fact doesn't resolve the issue, so call the agency if there is problem. Garbage – status quo, dumpsters or go to year around pickup. Snow blower – can get one for about \$65,000. Walls and fences must be at least 12 feet from center of road and not in road right of way.

****When the new system was constructed, a well named the "Croquet Court Well" was piped into the Toyon Shed. This well is located at the corners of Toyon and Hemlock on private property, but there is an agreement easement with the owner that if this well is ever needed to be brought on-line, the association will have access. The pipeline for this well can be seen in the Toyon well shed. This well would work in tandem with wells 4,5, & 6.***

2003 – June 14 Annual Meeting – speakers – Fire Council; County Supervisor Waterston re: water and development; CHP – officer NewKirk; Why all \$\$ needed since water project almost finished? Save for emergencies and if we need to drill another well. BD given \$5,000 bonus for bringing project in under budget. Garbage – pack it home if not there on pickup day; Dumpster option voted "no". Dog issue and fines- \$50 fine removed by vote to relieve assn. of liability. Discussion about surveying the tract. Several thought it could cause some problems. Idea to survey did not have supportive interest from the floor.

2004 – May 15 Annual Meeting - Water project update – Don Ford; system complete except for generator and fences around tanks; Cost - \$697,000. Lake water access for Fire Protection discussed. Garbage increased cost from \$938 to \$1600 due to recycling. Keep as is, have bins or eliminate. Board will look into. Parking – towing of illegally parked cars and bill owner. Discussion of private property versus public roads. Individual property owners are responsible for private property tows and are liable. Frank Butterfield stated in annual meeting if road repairs needed then an additional assessment would have to be put in place. No action taken.

2005- May 21 Annual Meeting – Water update from Don Ford – generator needed in process of getting it. New system is working very well. Dues not increasing yet, but under review; road repairs discussed at Annual Meeting. Restrictions as to what can be done on county roads. Some small patches (spurs) need repairs, but the whole association would have to pay for it, does not affect the whole association. Ken Simpson provided a letter from the county that outlined the roads the county will not fix (group of spurs) a copy of the letter was given to the board. Discussion shows Ken Simpson felt the association should repave all the roads since the county will not. No action taken, points were made during the discussion regarding position of board and what members could do. Vote to discontinue garbage service starting August 1, 2005 passed due to cost now being \$2600 and projected to go to \$4,000 next year. Vote to change board quorum from 5 to 4 passed;

2006- May 20 Annual Meeting – Garbage service – motion presented and voted down again. Decision by vote to leave it with no garbage program and individual cabins who wanted service would pay for their own. Presentation to membership from BM Ken Simpson at Annual Meeting regarding status of roads and to repair all roads in the association both private and county owned at an estimated of project at \$512,000+ or \$2850 per cabin assessment of \$2850/cabin. Motion failed;

2007 – May 19 Annual Meeting - Don Ford water project update – will be completed this year. Generator took time, but will be installed in summer; Lots of help from Huntington Construction. Water from lake still being worked on – Doug Koerper spoke about it. Stake markers to be put in where water valves are. Discussion about possible By-Law changes, which has been in the works for some time – modernized to reflect what is being done today. Suggestions from BM Simpson were passed out for review. Asking for input and vote in September; Proxies, quorum discussed. A By-Law Committee was put in place by vote. Board member Warren Shaw brought up at Annual Meeting that road repair costs to have risen 100% and would now be \$6,000 per cabin.

2008 – June 14 Annual Meeting – By-Laws explained by the board; Generator update provided by Don Ford and Bill Dale; Members want board to seek legal advice about whether we are an HOA, Property ASSN. or a Water ASSN. Motion to cost out the construction of structure to house snow equipment; Trash issues.

2008 – Legal Counsel Robert Branch – rendered a legal opinion about CC&R's, whether ASSN. is an HOA or a Mutual Water Company – Findings? CC&R's not enforceable – go with each property and ASSN not an HOA, but a voluntary HOA in the form of a California Non-Profit Corporation governed by its Articles and By-Laws. Also not a Mutual Water Co. Does not fall under Davis-Stirling b/c does not meet criteria of an HOA;

2009 – June 13 Annual Meeting – Plan presented to build the snow equipment storage building; Legal Review of ASSN Status/Bylaws Change – Legal Review and ASSN status was presented as well as proposed by law changes as well as update of Rules and Regs. Will be sent by mail for ratification to full membership and reported out in the FALL newsletter. A Rules Committee was formed to review and refine the rules and regs. They will report back at next Annual Meeting.

2010- June 12 Annual Meeting – Planning to erect snow equipment storage building in August; Fire House Lease – set at \$12,000 and to pay back rent by Fresno County and the Fire Department; Rules Committee - Update Was mailed out with agenda and specific rules are already in the By-Laws or are a Fresno County Ordinance. Intense discussion about lack of quorum and what to do to amend the by-laws by voting. A special ballot will be mailed out to members and a procedure was established.

2011 – June 11 Annual Meeting – Don Ford President; Water Limitation item on ballot prompted discussion, but passed to amend by laws water hook up policy. Tractor Barn Completed at a cost of \$66,869. Volunteer Fire Department proposed to buy Firehouse and adjacent property. Accepted pending membership ratification.

2012

2013

2014

2015 – June 20 Annual Meeting; Steve Duncan, President; L. Allred presented financials; Bob Yeatts reported about water test cycle and that 2015 would be a year with a high number of tests. He also indicated the Madrone tank is in need of painting and inspection and that water districts are REQUIRED to inspect the inside of tanks by a diver. Other reports included requirement of water meters in the near future; drought conditions; requirement of a reserve plan to replace or update major assn. items such as snowplow equipment, tanks, pumps, etc. AB54 now requires this reserve and a plan called a Capital Improvement Plan. Steve asked for volunteers to serve on a committee to develop this plan. Public comments: snow removal being essential for delivery of water to all members; dying trees; drought and water conservation; water shut off and fine reminder for water loss; evacuation preparedness; thank you to Heather Jensen for her service to the board.

2016 - Madrone tank exterior and interior inspected to the water line (5/6/2016) by Department of Industrial Relations and painted by Tommy's Paint Co.

2016 – June 25 Annual Meeting: Steve Duncan President; Reports – Financials – L. Allred; Water Quality and System – Bill D. and Bob Y.; New Business – water meters; CIP presentation; drought conditions; new outside watering policy; Madrone tank update; Ballot for voting on water meters to go out in late July – due back August 8, 2016. Proposal was defeated.

2017- June 24 Annual Meeting; CIP reserve fund as required by AB54, established, presented as a 10-year plan, and explained; Madrone tank repainted and inspected and reported by President Steve Duncan to be in good condition for the next 10 years.

2018 – June 23 Annual Meeting: President Bonnie Smith; Bob Yeatts retired, McMillan Mtn Services introduced as new water quality testers. Steve Duncan (VP) and Will Wintersteen (snow plow operator) were not in attendance. Questions regarding budget “holdover” money. Since the dues collection cycle does not correspond with the budget year, there is always a shortfall. In the future, the board will look at end of year finances and consider transferring some of the funds to the CIP. Water meters were questioned – McMillans responded the need to conserve water. Lynn Allred treasurer noted that our revenue collection cycle with an April billing and 60-day grace period is quite a bit behind our year's expenses. Board reports included the \$53 annual fee for CIP (in its first collection year) meant for capital expenditures exceeding \$5000. The front loader is of concern. Water conservation report; preventive maintenance; recognition of retiring board member Helen Shaw; Public comments were made about excessive vehicle parking (call law enforcement as assn. has no legal leverage); Thank you to SCE for removing so many dead trees from bark beetle kill; working with county for road repair due to heavy equipment used by tree felling companies.

2019 – June 22 Annual Meeting: Bonnie Smith – President; Financials now in compliance with RCAC AB54 requirements; Annual Fire Hydrant Flushing begins done by McMillan Mtn. Services. Possibly need a new loader for snow removal. Change of annual dues collection cycle announced to members in order to be in alignment with budget year beginning January 2020. Concerns about roads brought up – board responded that the “board would look into the matter to see what could be done”. The following was researched that summer after the annual meeting by President Bonnie Smith: A repeat of some of the 2005-06 research regarding roads was done by the board. Archival Documents were reviewed. Fresno County Planning Department was consulted. Association road designations and recording thereof were verified by the county as being either county maintained or non -county maintained. The county clarified the maintenance implications of county maintained and non-county-maintained roads. A color-coded satellite map was provided from the county to the association and subsequently made available to membership. A response was provided as to how a non-county-maintained road could be reclassified. Archival Documents were reviewed. Article published in annual newsletter about the status of roads. Board identifies the mis-information issue(s) among some members as being 1) a failure to update the Articles of Incorporation (specifically item #2) when prior boards had taken action to change delivery of services (road and garbage). 2) This mis-information was and still is what stands on the 72-year-old document. 3) This archaic information is distributed

to new cabin owners. There is an apparent lack of understanding on the part of some cabin owners who purchase property on county non-maintained roads as to the responsibility for the maintenance of these roads.

2019- Knobcone and Toyon tanks diver inspected, a CD exists and plans are being made to present parts of the CD to members at the 2020 Annual Meeting.

2020- Bonnie Smith – President; June **20 Annual Meeting** postponed due to COVID 19 restrictions and government directives for safety and prevention of spread of the virus, subsequently cancelled due to COVID 19 restrictions and Creek Fire which broke out Sept. 4, 2020 causing widespread mandatory evacuations until 9.27.20

2021 -

Notes of Interest: At one time, during the 40's, the association owned its own fire truck equipment. A dentist within the association located at the present day Pyzer cabin – 42015 Nutmeg, had one of the only phones. When a fire was reported, he was called to sound the alarm which the switch for it can still be seen to this day located on a pole by the garage that leans too close to the fire hydrant.

Documents included in this communication:

Recorded minutes of annual meetings: cited in this document.

Financial records to include receipt books and ledgers

Letters stored in the archives boxes from 1930's to present

Communications from K. Simpson, Road Committee to board dated: 8/8/2005; 8/24/2005; 9/1/2005; email from D. Ford to K. Simpson dated 9/7/2005;

Proposal to repair all roads – K. Simpson 5/20/2006

Q & A from county regarding process to reclassify a non-county-maintained road to maintained