

## Minutes for Board Meeting on January 6, 2010

Board members present: Nelson Powley, Bonnie Piccolo, Gary Taucer, Dave Lewis and Karin Armstrong.

Also present: Office Administrator Linda Unruh and 2 homeowners

The meeting was called to order by President Nelson Powley at 5:45 P.M. Minutes from the November meeting were approved as written.

### Homeowners Questions and Answers.

Larry Davis will do a junk run with Neil on Saturday and will also work with Bonnie on shampooing the stained carpet in the gym. Larry has purchased mats to cover the worst of the stains from the bags of walnuts.

Shirlee Taucer would like to see cement tables and benches at the Marina; Nelson asked her to put together a cost analysis on this. She also feels the pier needs upgrading but this was determined to be too costly. Neil will work on using quick fix cement on the pilings. It was noted that many more people are using the Marina since all the work that has been done there. Shirley said we should talk to the parents if any kids are seen jumping off the pier.

### Office issues.

Account balances: Operating \$6,673.05; Savings \$80,699.91; ARC \$5,844.48; CD \$40,000.00. A transfer of \$10,000.00 from savings to operating was made on 12/22 to cover the cost of our liability insurance. It was proposed we charge a \$100.00 "statement fee" for escrows; Bonnie so moved, Nelson seconded, approval was unanimous. This statement fee would cover accounts receivable due, lien papers, cost of filling out the papers, etc.

Linda and Nelson drafted a proposed Fee Schedule. Should it appear on the website? We will work on developing this and it should be included with our disclosures. The document should also be dated.

Linda has researched cost and availability of new tables for the clubhouse, to include both round tables to seat eight and new rectangular tables at an approximate cost of \$1600.00 (plus tax). The VIP's have indicated they might make a contribution toward the cost of the tables. We will ask them to contribute \$600.00 and we will pay the balance; however, if they cannot contribute, we will pay for all of it. Gary so moved, Bonnie seconded and approval was unanimous.

A request for a donation to the Lakeport Senior Center was declined. A letter of thanks was received from the Family Resource Center for the Christmas donations.

The next newsletter will be mailed out on March 4<sup>th</sup>. Articles for the newsletter must be received by February 25<sup>th</sup>.

There was a phone message for Lake County Fire Safety regarding our commitment to the program to clear brush and trees along the Soda Bay corridor. Karin will handle this. There was a break-in on December 2<sup>nd</sup>. Gary lost several tools; we agreed to reimburse him for the cost of replacing these tools. Gary will put together a list of basic tools we need. Nelson would like to acquire a small trailer to be used for hauling yard trimmings, move abandoned stuff, etc., however, this received some opposition from Board members

and residents in attendance. Nelson also said the KFD will do a controlled burn of yard waste at an agreed-upon site, but Karin feels this is not a good idea, as owners might well decide to burn stuff on their own.

Gary said we need new canvas for the shade cover, replace 3 round tables and 2 umbrellas. We agreed to purchase this.

Bonnie has not completed work on the logo.

Treasurer's Update. The amount of \$22,950 is still owing in homeowners' dues. This delinquent amount is in line with the amount past due last year. The budget is within \$4000.00 (over) the projected amount. Bonnie will send out low-key collection letters to past due accounts next week. She will also send letters on old fire fines. Dave feels we should write off fines that are 4 years old. We may also excuse fines if the properties have been in good shape for the past three years. Nelson asked Bonnie to submit a position summary on our budget for the rest of the year at our next meeting.

ARC. We need non-board members to serve on ARC. Gary has not yet contacted the two people who may be interested in doing this. We should once again put a notice in the newsletter that certain projects need ARC approval. Dave summarized his findings on the three properties needing ARC approval. Dave also resigned from ARC effective immediately.

The cameras are not yet hooked up.

Gary will work on clearing out the old ARC room.

Fire Abatement Update. KFD will create, with Bonnie's help, a letter to be sent out to all homeowners. Nelson advised that getting fines put on tax roles will be possible only if RHHA first pays to have those lots cleared. It is questionable that we can assume this expense.

The meeting was adjourned at 8:25 P.M.

Karin Armstrong, Secretary

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Nelson Powley, President