**WEST ALMANOR COMMUNITY CLUB**

**BOARD MEETING MINUTES**

**Thursday, October 28, 2021**

**10:00 AM**

**Clubhouse**

**Board Members Present**: President Phil Springfield, Vice President Frank Neth, Treasurer Kathy Hass and Director at Large Larry Gibbs

**Board Members Absent:** Secretary Kris Mehan

**Staff Present:** Association Manager Jennifer Treff , On Site Office Manager Sonja Anderson

1. **Call to Order** – a quorum being present the meeting was called to order at 10:01am.
2. **Announcements**:
3. **Correspondence**:
4. **Approval of Regular and Executive Session Minutes from 9-23-21 and Budget Meeting on 10-20-21:** Tabled to next meeting
5. **Staff and Committee Reports**
6. **Association Manager:** November 15th is the last day to file the Right of Entry form

with the County to start the Cal OES process for those who have Dixie Fire damage. There are 3 delinquent accounts plus one member with partial assessment left owing being sent to collections. Lot clean-up notices should be received next week from Fire Chief Randy Fluke. A reserve projects update was given.

1. **Golf Course Report:** The last day to golf is October 31st. The crew will be

winterizing the course by blowing out the irrigation system, putting pine needles on the greens, closing up the restrooms, bringing in tables and chairs, taking the swim buoys out of the water and other necessary winterizing responsibilities.

1. **Almanor Argentine Grill Report:** The tenants leasing the Grill will be here this

coming weekend to clean the Grill for the season.

1. **ProShop Report:** YTD there have been $240,296.13 in revenue sales, 6397 rounds

of golf and $21,484.13 in retail sales. There is approximately $10,000 in inventory that will be available next season. The ProShop is closed for the season and the honor box is available until Nov. 1st. Any honor box payments will be entered into the system as received. Brandie had a great time at the Reno Golf show. The driving range was clean picked and all nice balls are stored away for the winter. Once the driving range closes the extra “junk” balls and range mats will be stored for the season.

1. **Architectural Committee Report**: There was one house painting request, 2 tree

removal requests and one siding request approved. One deck extension pending approval.

1. **Treasurer Report**: Year to Date 9/30/2021

Combined Operations:

Total Revenue = $703,201.84 Operating Costs = ($502,792.10) Operating Income = $200,409.74

Administrative/Common Area

Total Revenue = $469,978.80 Operating Costs = ($167,066.29) Operating Income = $302,912.51

Grill

Total Revenue = $2,600.00 Operating Costs = ($10,505.67) Operating Loss = ($7,905.67)

Golf Course/ProShop

Total Revenue= $230,623.04 Operating Costs = ($325,220.14) Operating Loss = ($94,597.10)

President Phil Springfield and Treasurer Kathy Hass will be responsible for reviewing the financials over the winter when there are no regular board meetings. The financials were approved. The financials through September were approved. (M/S/P)

1. **Firewise Report:** Tim Grewis is completing our annual submission, due late

November. The Plumas Firewise Council is going to come tour LAW in November to learn how we survived the fire.  Dale Knutsen will be coordinating. Members were encouraged to fill out the hours and money spent on their property clean-up.

1. **Auxiliary Report:** The Auxiliary graciously paid for the AED’s at the ProShop and

at the Rec Area. The fire chief will train employees in the spring how to use the devise. Bunco will be starting in June.

1. **WACSD Report:** Randy Fluke thanked the members for their support at the Labor

Day BBQ fundraiser.They served 250 members during their event. The fire department spent 48 days working on the fire. The AED’s at the ProShop and Rec area will be stored at the fire house over the winter. In the spring training will be offered. The 2nd notices for property clean-up will be completed soon and the office will receive a copy of them. Members with fire damage were encouraged to fill out the ROE form to start the process of property clean-up**.**

1. **Old Business**

**A. Boat Ramp Gate:** The arm of the gate was damaged and we are waiting on parts. More signs are going up guiding members. There will be a new sign at the entrance letting folks know that we do not offer public rec or water access. The iron gate at the boat ramp will be in the locked position over winter and the Association maintenance crew will not be snow plowing that area. Dig-It Construction was awarded the work on the boat launch road. Work will begin this fall weather permitting.

**B.** **Burnt Green Belt Area:** Right of Entry forms have been filed with the County. They have forwarded these forms onto Cal OES for road hazard tree removal. The forms encompass the entrance area, the boat launch area, and the common area (area D) behind Osprey Loop. The boundaries of the entrance 11.05 acres have been marked. Member John Forno is working on having a contractor submit a bid to remove all of the dead trees in that area. The water and power lines underground need to be marked.

1. **New Business**
2. **Members Forum**
3. **Adjourn** – The meeting was adjourned at 11:00am. The next Board Meeting is

at 10am, November 18, 2021 at the Clubhouse.

Respectfully Submitted,

Phil Springfield

Board President

As Prepared by Sonja Anderson

On Site Office Manager