WEST ALMANOR COMMUNITY CLUB

BOARD MEETING MINUTES

October 30, 2018

9:00 AM

CLUBHOUSE

111 SLIM DRIVE

**DIRECTORS PRESENT:** President Phil Springfield, Vice President Frank Neth, Secretary Kim Mullikin, Director at Large Jim Regimbal and Treasurer Kathy Hass

**DIRECTORS ABSENT:**

**STAFF PRESENT:** Association Manager Jennifer Treff , On Site Office Manager Sonja Anderson, and Golf Course Superintendent/Facilities Manager Josh Voboril

**STAFF ABSENT:**

1. **Call to Order:** A quorum being present, the President called the meeting to order at 9:00AM.
2. **Approval of Regular Board Minutes and Executive Session Minutes from September 27, 2018 and Executive Session Minutes from October 8, 2018:** Regular and Executive Session Minutes were approved. (M/S/P 5:0) In Executive Session legal issues were discussed with no action taken. Personnel was discussed and Chef Nikole Machado receiving a $1,000 bonus.
3. **Announcements:** Member John Forno and Arch. Committee Chair Lou Mullikin have been finding boundary markers and marking trees for removal in the greenbelt area surrounding the golf course. They were thanked for all of their time spent and will be receiving a thank you note with a gift card.
4. **Correspondence:**
5. **Staff and Committee Reports**
6. **Association Manager:** No new CC&R violation letters have been sent. There are currently three delinquent accounts in collections, two properties in the process of being liened and there is one property that still owes a partial 2018 assessment. Gallegos Construction will start the staining and reroofing project this week.
7. **Golf Course Superintendent/Facilities Manager:** The staff has been working on limbing up and maintaining trees in the greenbelt area. The cart path on #1 green 2 tee is completed. Almanor Tree Service is removing trees @ #6 green. Winterizing of the facilities is taking place. The golf course will be closed for the season on November 15th. The boat dock will be taken out this week. Tennis court nets will be taken down today.
8. **ProShop Manager:** Brandie DeRuiter did a fantastic job closing up the ProShop this fall. She will be the ProShop Manager next year and has been working on clothing orders and cleaning out the office in preparation of next season.
9. **Restaurant Manager:** No report
10. **Architectural Committee Report:** Four tree removal requests were approved and one deck expansion denied since the last meeting.
11. **LAW Auxiliary:** The Auxiliary is still seeking a President. If you are interested contact Vice President Lydia Freeby (400-9361) or Vice President Cheryl Springfield (259-3970). The Auxiliary 2019 Calendar of Events and the schedule for Needles and Pins for November and December was presented to the members. Bunco will be Friday, November 16th at the Clubhouse at 5:00pm. Call Fran Wilkins at 259-2549 if you would like to join in the fun. The Christmas Brunch and gift exchange will be December 5th at the Clubhouse. Look for more information on the bulletin boards and website.
12. **Treasurer Report:** Report is YTD 09/30/18

Replacement Reserve Balance - $1,100,178.43

Combined Operations:

Total Revenue = $713,580.36 Operating Costs = ($574,026.35) Operating Income/Loss = $139,554.01

Administrative/Common Area

Total Revenue = $401,727.31 Operating Costs = ($161,456.70) Operating Income/Loss = $240,270.61

Grill

Total Revenue = $ 52,691.88 Operating Costs = ($106,858.99) Operating Income/Loss = ($54,167.11)

Golf Course/ProShop

Total Revenue= $259,161.17 Operating Costs = ($305,710.66) Operating Income/Loss = ($46,549.49)

1. **Firewise 2018 Update:** Member Dale Knutsen and Fire Chief Randy Fluke’s help is greatly appreciated. Dale Knutsen has been working with the Forest Service on cleaning up their property that abuts Association property. Cleanup should commence within the next two years. Volunteers are buying a chipper and will attach it to the Bobcat and offer chipping community days next year. Donations will be asked if you utilize their services. The report to maintain Community Firewise status is due this November. An email blast was sent out asking for hours and money spent cleaning up common and private properties. The committee has received enough documentation for this year. Please keep track of your hours and money spent cleaning your property. A form will be available on lakealmanorwest.org website to report 2019 hours and dollars spent. Bids to clean up the greenbelt area around the left side of the driving range have been received. An offer will be made to later today.
2. **Old Business**
3. **Property Tax Appeal:** The WACC Board has been working with Plumas County concerning the common areas being taxed. The Association appealed to the Board of Equalization after being denied by the Board of Supervisors. The Board of Equalization, who happen to also be the Board of Supervisors, also denied the request to no longer tax common areas and therefore denied reimbursing taxes paid for the last four years.The next step would be to have attorneys create a WRIT and sue Plumas County. Creating a WRIT will cost upwards of 50K. If we were to lose the RIT and chose to pursue the lawsuit, it would then go to Sacramento Superior Court and could cost an additional 50-100K, with no guarantee of winning. Lake Almanor Country Club is in the same process as WACC: they have been denied by the Board of Supervisors and have appealed to the Board of Equalization. They anticipate a denial from the County. At a later date, the WACC Board may choose to work with Lake Almanor Country Club and go back to the Board of Supervisors seekingtaxation justice.
4. **Cart Path Update:** The cart path on #1 green 2 tee is completed. Almanor Tree Removal is taking trees down at #6 as well as at the maintenance department. The cart path on #6 will be completed by Bauman Concrete in the spring.
5. **New Business**
6. **Reserve Study Update:** The draft, with suggested changes, will be available for review this afternoon in the Budget Meeting.
7. **WACC Budget:** The Budget Meeting will be held immediately after today’s regular Board Meeting.
8. **Members Forum**
9. **Adjourn Meeting:** The meeting was adjourned at 9:45AM. The next Regular Board Meeting will be held November 13, 2018 at 10AM at the Clubhouse**.**

Respectfully Submitted,

Kim Mullikin, Secretary

As Prepared by Sonja Anderson

The Hignell Companies