WEST ALMANOR COMMUNITY CLUB

BOARD MEETING MINUTES

Thursday, February 20, 2020

Community Clubhouse, 111 Slim Drive

10:00am

**Directors Present:** President Phil Springfield (via phone), Vice President Frank Neth, Treasurer Kathy Hass (via phone), Secretary Kim Mullikin, and Director at Large Larry Gibbs

**Staff Present:** Association Manager Jennifer Treff, (via phone) and On Site Office Manager Sonja Anderson

1. **Call to Order:** A quorum being present, the President called the meeting to order at 10:05am
2. **Announcements:** Aaron Gausemel will be coming back to Lake Almanor West Golf Course to offer lessons and junior camps this summer. The use of social media and offering competitive wages have led to success in hiring personnel for the 2020 season. The Board can expect suggested updates to current job descriptions. There are 3 vacancies this coming July to the WACC Board. Applications are in the office and are due back to the office April 16, 2020 by 2pm.
3. **Approval of the Regular and Executive Session Minutes from November 19, 2019 and from January 17, 2020.** At the November executive session the Board approved selling the old tractor to the highest bidder. They reviewed bids on property clean-up for members who had received “final notices”. It was approved to hire the clean-up of one of the properties. Clean-up expense will be added to the member’s account. On 1-17-20 the Board reviewed contracts for equipment replacement estimates and the possibility of placing liens on member’s delinquent accounts. No action taken. All minutes were approved as written (M/S/A 5:0)
4. **New Business:**
5. **4**-**MOU’s-Authorization to Record a Lien on accounts 4106009, 4102051, 4104109 and 4102066:** The Board accepted the payment plan of $300 monthly offered by account number 4102066. The Board approved moving forward with liening accounts 4106009, 4102051, and 4104109. (M/S/A 5:0)
6. **Workers Comp.** **Insurance Renewal:** It was motioned and approved to accept the workers comp renewal bid from the George Petersen Group. The renewal offers over a $5,000 savings for the 2020 year. (M/S/A 5:0)
7. **Old Business:**

A. **Policy 47 – Election Rule changes with Election Timeline**: New laws have taken effect concerning HOA elections. After discussion, on page 5, section 7 of the document the word “residence” will be changed to “lot”. The Board approved the newly revised, attorney written, policy with the verbiage change. (M/S/A 5:0) The suggested timeline was tabled. Phil Springfield, Jennifer Treff and Sonja Anderson will work on updating the timeline. After discussion it was decided to find volunteers for Inspector of Elections rather than paying a company to provide the service. The committee will be made up of 3 members of the Association. An Inspector of Elections job description will be created by management. The Board will appoint the Inspector of Elections committee at the March 24th meeting.

B. **EcoGreen Report:** No action was taken on the bid to upgrade lighting at the different WACC buildings. Bids will be sought for the work suggested to make sure we are getting the best price possible on these upgrades.

1. **Members Forum:**
2. **Adjourn Meeting:** The President adjourned the meeting at 11:06am. The next Board meeting will be March 24, 2020 at 10am.

Respectfully Submitted,

Kim Mullikin, Secretary

As Prepared by Sonja Anderson

On Site Office Manager