**WEST ALMANOR COMMUNITY CLUB**

**BOARD MEETING MINUTES**

**Thursday, May 27, 2021**

**9:00 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 and On Site Office Manager Sonja Anderson, Golf Course Superintendent Josh Voboril, and ProShop manager Brandie DeRuiter

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 4-29-2021:** Minutes were approved. The Grill lease agreement was amended and the quote for the boat ramp gate was accepted in Executive Session (M/S/P)
5. **Staff and Committee Reports**
6. **Association Manager:** There are 7 delinquent accounts of which 2 are in collections. One of the members in collections is seeking pay off total. There have been several late fees rescinded. These qualify as the members “one time” allotment. Reserve expenditures were reviewed.
7. **Golf Course Report:** Winter was rough on the course and caused damage to the fairways and greens. The crew has been over seeding those areas. Aerifying the course will start next week. The course was closed for 2 days earlier this month so that fertilizer and herbicide could be spread. The golf course is fully staffed. Re-rating of the golf course will take place later this summer. The Men’s and Ladies golf clubs will be asked for their assistance.
8. **ProShop Report**: It is Brandie’s 4th season working at the ProShop. Sales are up compared to last year. The new golf carts are here. They are still missing a few of the accessories. Aaron Gausamel is returning as the Golf Pro. He will offer lessens and a Junior Golf Camp this summer. Call the ProShop for more details.
9. **Almanor Argentine Grill Report:** Ryan Lee reported that the full lunch menu will be available starting Friday, March 28th at 11am. Dinners will start June 11th and will be offered by reservation only.
10. **Firewise Report:** Tim Grewis, the Firewise coordinator, thanked all who helped with the Firewise clean-up days. Members helped with fuels reduction on Slim Drive, at the entrance to the Association and on Long Iron. The Aux. helped by paying for 80 yards of green waste disposal and providing breakfast items to volunteers. There will be another clean-up day in the fall. Watch the bulletin boards and website for specifics.
11. **Treasurer Report**: Year to Date 4/30/2021

Combined Operations:

Total Revenue = $481,804.86 Operating Costs = ($134,482.21) Operating Income = $347,322.65

Administrative/Common Area

Total Revenue = $440,674.04 Operating Costs = ($66,183.72) Operating Income = $374,490.32

Grill

Total Revenue = $1.00 Operating Costs = ($2,119.21) Operating Loss = ($2,118.21)

 Golf Course/ProShop

 Total Revenue= $41,129.82 Operating Costs = ($66,179.28) Operating Loss = ($25,049.46)

January, February, March and April financials were approved. (M/S/P) There was a budget surplus in 2020. The treasurer will meet with the Hignell accountant and association manager to verify totals, take a look at cash flow, and come up with a dollar amount to move to reserve.

1. **Architectural Committee Report**: Since the last Board meeting there have been 4 new home requests of which 1 is pending, 1 deck request that is pending and 3 tree removal requests approved.
2. **Auxiliary Report:** The Auxiliary had their first meeting of the year at the end of April. The next Auxiliary general meeting will be June 2nd at 9:30 in the Clubhouse. All are welcome to attend. The Welcome Back Dinner will be June 12th. The cost for dinner is $25. Drop off your checks at the office mailbox. The Auxiliary will be coming to the WACC Board requesting approval to have built at the rec area a paver path starting at the basketball court and going to the existing 40x40 paver pad.
3. **WACSD Report:** The Services district has received a FEMA grant to replace equipment. There is a consolidation agreement with the Prattville Fire Department. Their new name is The West Shore Fire Department. Fire Chief Fluke looks for all fire departments in the Almanor Basin to eventually consolidate as one. The Prattville fire department pays West Shore $5,000 a year for administrative costs incurred. Chief Fluke is doing property inspections and 2nd notices will be going out shortly. The next meeting is June 17th at 10AM at the fire station. The West Almanor Project (the 6,200 acres on our southern border) will start this fall or late spring 2022. The project consists of tree removal, limbing up of trees, creating a fuel break, and improving camp grounds, day use and picnic areas on the West Shore.
4. **Old Business**
5. **Boat Ramp Gate:** Gate Minder has provided an estimate of $14,511.14 to install a card reader gate at the boat ramp. Installation will be late July or early August. It will be a 3 looped, solar powered, touch card reader. The road into the boat ramp will be widened to allow members to walk in. Each property will be allotted 1 card reader and the card will be deactivated upon the sale of their property.
6. **Insurance Report:** 2021 insurance costs went up $22,000 from last year. This is due to the high fire score. The management company will be comparing different insurance possibilities in hopes of reducing the insurance cost.
7. **Tenant Registration Policy Approval:** The updated Tenant Registration Policy was approved. (M/S/P)
8. **Architectural Policy Approval:** The updated Architectural Policy was approved. (M/S/P)
9. **New Business**

**A. Annual Meeting:** The annual meeting will be July 3, 2021 at the rec area with a 10am sign-in and the WACC meeting starting at 10:30am. The water company will start their meeting at the completion of the WACC meeting. The annual meeting notice and ballots will go out to the members on May 28th.

1. **Members Forum**
2. **Adjourn** – The meeting was adjourned at 10:14am. The next Board Meeting is

June 24th at 9am at the Clubhouse.

Respectfully Submitted,

As Prepared by Sonja Anderson

On Site Office Manager