WEST ALMANOR COMMUNITY CLUB

BOARD MEETING MINUTES

August 28, 2018

9:00 AM

CLUBHOUSE

111 SLIM DRIVE

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

**DIRECTORS ABSENT: None**

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

**STAFF ABSENT:** Executive Chef Nikole Machado

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 July 24, 2018 and Executive Session 8-7-18:** The Regular and Executive Session Minutes were approved as amended. In Executive Session under Legal several issues were discussed with no action being taken. Under Contracts the Board approved the cost to update the reserve study at $1,930. Bids were also reviewed and accepted for new golf course equipment. Equipment replacement expense to be paid out of the reserve.
3. **Announcements:**
4. **Correspondence:**
5. **Staff and Committee Reports**
6. **Association Manager:** No new CC&R violation letters have been sent. The management company is currently waiting for the second notices from the fire chief. There are currently two delinquent accounts that have been sent to collections.
7. **Golf Course Superintendent/Facilities Manager:** The golf course is slowing down. All the big tournaments went well. The superintendent and his crew were thanked for their hard work.
8. **ProShop Manager:** All the tournaments went great. Those members who donated their carts for the tournaments were thanked. Revenue is doing well, very close to that of last year. There is new fall clothing in the ProShop. The hours will be changing mid-September. Members were encouraged to ask if they have a credit and to use if they do.
9. **Restaurant Manager:** The restaurant is running with reduced hours and days open. Closure date will depend on staff availability and consistent foot traffic.
10. **Architectural Committee Report:** Lou Mullikin reported that the number of requests have been slowing down. There was two tree removal, 1 fence, one house rebuild, and two house paintings approved in the last month. The report has not been released as to why the house on Slim caught on fire.
11. **LAW Auxiliary:** Hot August Nights was a huge success with 101 people in attendance. Folks enjoyed the cars, ate fantastic food and danced to the oldies at the artfully decorated rec area. Jan Eveland and Cheryl Springfield were thanked for doing a wonderful job. The next event is Wine in the Pines. It will be held September 15th. Cost is $35 per person and checks can be put in the Firehouse Auxiliary mailbox. 3 of the 4 upcoming openings on the Auxiliary Board have been filled. Please contact any Board member if you are interested in volunteering for the one Board opening. Next General meeting is September 5th at 9:30AM in the Clubhouse, with the budget and next year’s calendar on the agenda.
12. **Treasurer Report:** Report is YTD 07/31/18

Replacement Reserve Balance - $1,128,421.14

Combined Operations:

Total Revenue = $599,377.28 Operating Costs = ($414,210.76) Operating Income = $185,166.52

Administrative/Common Area

Total Revenue = $394,626.58 Operating Costs = ($141,111.15) Operating Income = $253,515.43

Grill

Total Revenue = $ 33,575.78 Operating Costs = ($ 77,395.62) Operating Income = ($ 43,819.84)

Golf Course/ProShop

Total Revenue = $171,174.92 Operating Costs = ($195,703.99) Operating Income = ($ 24,529.07)

1. **Firewise 2018 Update:** There will be a Firewise Community Meeting on September 1st at the rec area at 10AM. All members are encouraged to attend. Member Dick Horn is going to discuss fire insurance requirements. Plumas County is offering a no cost chipping program. Watch the bulletin boards for more information.
2. **Old Business**
3. **CC&R Review/Policy 60:** **The committee has not met as they are waiting for a report from our H.O.A. Manager listing the sections of our CC&R’S and By-Laws that they think conflict with current law.**
4. **HOA Binder Fee:** At this time, it was recommended to keep the HOA binders in the office with possible upcoming recommendations to increase the fee for the binders.
5. **New Business**
6. **Schedule WACC Facility Tour:** The facility tour is open to all members and it is a survey of all facilities within WACC to determine upcoming annual needs and/or replacements. The 2018 Facility Tour was set to for September 27th after the regular and Executive Session Board meetings. Facility Tour to start at the WACC office.
7. **Appoint Architectural Committee:** The Architectural Committee will consist of Lou Mullikin-Committee Chair, Susan Riney, Kathy Campbell, Chuck Priddy and John Freeby committee members. (M/S/P 5:0)
8. **Appoint Nominating Committee:** Board member Kim Mullikin will be the nominating committee member.

(M/S/P 5:0)

1. **Reserve Study Update:** The Board approved Associated Reserve to do the Reserve Study. The Association Manager will create a spreadsheet for them and the Board.
2. **Members Forum**
3. **Adjourn Meeting:** The meeting was adjourned at 10AM. The next Regular Board Meeting will be

September 27, 2018 at 9AM at the Clubhouse

Respectfully Submitted,

Kim Mullikin, Secretary

As Prepared by Sonja Anderson

The Hignell Companies