WEST ALMANOR COMMUNITY CLUB

BOARD MEETING MINUTES

September 27, 2018

9:00 AM

CLUBHOUSE

111 SLIM DRIVE

**DIRECTORS PRESENT:** President Phil Springfield, Vice President Frank Neth, Secretary Kim Mullikin and Treasurer Kathy Hass

**DIRECTORS ABSENT:** Director at Large Jim Regimbal

**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:**

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 August 28, 2018:** Regular and Executive Session Minutes were approved as amended. (M/S/P 4:0) In Executive Session legal issues were discussed with no action being taken. Contracts were discussed and WACC will be requesting bids for 2 cart paths with no action being taken. Legal input was sought concerning WACC CC&R’s with no action taken.
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 three delinquent accounts. Gallegos Construction will start the staining project around October 13th.
7. **Golf Course Superintendent/Facilities Manager:** Two sections of cart paths will be replaced as soon as the vendor is awarded the bid. The crew will be demoing an aerifier. A new employee has been hired. Josh and crew were thanked publically for having the course in such good shape.
8. **ProShop Manager:** The course conditions are amazing. It was suggested to possibly bump up the fees next season. 8:30AM is the new tee off time because of frost delays. Validity of advertising locally was discussed.
9. **Restaurant Manager:** The chef thanked the association for their patronage and allowing her to be their chef for the season.
10. **Architectural Committee Report:** One tree removal request approved since the last meeting.
11. **LAW Auxiliary:** The next Auxiliary meeting will be Wednesday, October 3rd at 9:30AM at the Clubhouse.
12. **Treasurer Report:** Report is YTD 08/31/18

Replacement Reserve Balance - $1,128,232.74

Combined Operations:

Total Revenue = $669,588.27 Operating Costs = ($483,280.86) Operating Income = $186,307.41

Administrative/Common Area

Total Revenue = $398,077.64 Operating Costs = ($139,227.25) Operating Income = $258,850.39

Grill

Total Revenue = $ 49,342.50 Operating Costs = ($ 97,149.43) Operating Income = ($ 47,806.93)

Golf Course/ProShop

Total Revenue = $222,168.13 Operating Costs = ($246,904.18) Operating Income = ($ 24,736.05)

1. **Firewise 2018 Update:** The Firewise meeting held over Labor Day weekend was a success. 50% of those present suggested it would be good to shorten the burning season to November to April. 25% suggest no burning at all and 25% recommend no changes. The next Firewise meeting will be in the spring. Clean-up of the common areas needs to continue. In the past the association utilized the Antelope Crew. The make-up of the crew has changed and their availability is also more limited than before. Bids will be sought to clean up the green belt area around the driving range.
2. **Old Business**
3. **Reserve Study Update:** The Reserve Specialist are working on the reserve update draft and it will be available soon.
4. **Nominating Committee Volunteers:** Larry Gibbs was approved to be on the nominating committee. Board representative, Kim Mullikin will seek additional committee volunteers. (M/S/P 4:0)
5. **New Business**
6. **Schedule Budget Meetings:** The Budget Meeting was scheduled for October 30th, to be held immediately after the regular Board Meeting. (M/S/P 4:0)
7. **Cart Path Updates:** Bids for the 1st Green & 2nd Tee and the 6th Tee will be opened and awarded in Executive Session immediately after today’s meeting. Five trees will need to be removed prior to work commencing.
8. **Members Forum**
9. **Adjourn Meeting:** The meeting was adjourned at 10:06AM. The next Regular Board Meeting will be held

October 30, 2018 at 9AM at the Clubhouse**.**

Respectfully Submitted,

Kim Mullikin, Secretary

As Prepared by Sonja Anderson

The Hignell Companies