WEST ALMANOR COMMUNITY CLUB

BOARD MEETING MINUTES

Thursday, October 24, 2019

Community Clubhouse, 111 Slim Drive

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

**Staff Present:** Association Manager Jennifer Treff, Pro Shop Manager Brandie DeRuiter, Golf Course Supervisor Josh Voboril

**Staff Absent:** On Site Office Manager Sonja Anderson

1. **Call to Order:** A quorum being present, the President called the meeting to order at 10:01 a.m.
2. Approval of the Regular and Executive Session Minutes from September 24, 2019, Executive Session Minutes from October 8, 2019 and October 11, 2019. The minutes were approved as written.

M/S/A

1. **Announcements:**
2. **Correspondence:** The President acknowledged correspondence from community members.
3. **Staff and Committee Reports:**
4. **Golf Course Superintendent:** Josh reported the of irrigation of golf course greens is near completion, the cart path renovation is complete and should be open next week, and the crew will soon begin tree trimming.
5. **Pro Shop:** Brandie reported on golf rounds were down this year due to a late start in the season, however, revenue is up. Brandie attended the Reno show and met with several vendors.
6. **Architectural Committee Report**: Jennifer reported for committee members: 1 deck approval and 2 tree removals
7. **LAW Auxiliary**: Lydia announced the Halloween Party Potluck at the Clubhouse on Saturday, October 26th, Bunco has begun, and the Holiday Party is in the planning stage.
8. **Treasurer Report:** Revenue is higher this year than last year due to an increase in assessments, late fees, and Facility rental fees. Payroll costs have increased, fire prevention costs have risen, grill revenue is up, and golf course and Pro Shop revenue is up. (Refer to Treasurer’s spread sheet).
9. **Firewise:** The community has more than 10 times the required Firewise hours necessary to maintain the Firewise Status for this year.
10. **Old Business:**
11. **Policy 22 & 22A:** Assessment Collection Policy: After one month from notification, no Comments received; Adoption of Policy:

M/S/A

1. **New Business:**
2. **Review of Budget** (refer to worksheet titled WACC Consolidated): Home Owner and lot dues to remain the same as last year at $963.00:

M/S/A

1. **Reserve Assessment:** one time rollover amount $78,890:

M/S/A

1. **EcoGreen Solutions:**
2. **Insurance coverage report for Volunteers and the Auxiliary:** WACC Board and Auxiliary must decide the group responsible for payment of insurance.
3. **Members Forum:**
4. **Adjourn Meeting:** The President adjourned the meeting at 11:32 a.m. The next Board meeting is scheduled November 19th, 10:00 a.m. at the Clubhouse.

Respectfully Submitted,

Kim Mullikin

Secretary