WEST ALMANOR COMMUNITY CLUB

BOARD MEETING MINUTES

Tuesday, November 19, 2019

Community Clubhouse, 111 Slim Drive

10:00am

**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, On Site Office Manager Sonja Anderson, Golf Course Superintendent/Facility Manage Josh Voboril

1. **Call to Order:** A quorum being present, the President called the meeting to order at 10:05am
2. **Approval of the Regular and Executive Session Minutes from October 24, 2019, Executive Session Minutes from November 7, 2019.** Legal and personnel was discussed in the October executive session meeting with no action taken. The November 7th Executive Session was a Settlement Conference in Quincy at the Court House. An agreement was made to settle out of court. All Minutes were approved as written (M/S/A 5:0)
3. **Announcements:** No report
4. **Correspondence:** No report
5. **Staff and Committee Reports:**
6. **Association Manger:**  7 properties are in collections, 3 of which include the 2019 assessments.4 delinquent accounts that are in collections need to have their lien updated.The Board approved to update these Delinquent Assessments. (M/S/A 5:0)
7. **Golf Course Superintendent:** The irrigation system has been drained for the season. The crew is working on tree trimming and closing up for the season. Almanor Tree Removal is hoping to remove the 18 contracted trees this fall, weather permitting. The Board was asked to consider purchasing a generator to run the irrigation system should PG&E shut off the power for multiple days in the summer. Josh will bring bids to the Board for further consideration. The course is closed and the crew will be laid off this coming Friday.
8. **Almanor West Grill:** No report
9. **Pro Shop:** No report
10. **Architectural Committee Report**: 1 tree removal request is pending
11. **LAW Auxiliary**: The Pinecone Telegraph is up and running. The Christmas Brunch is December 4th at 10:30am at the Clubhouse. All are welcome to attend.
12. **Treasurer Report:** Year to Date 10/31/19

 Replacement Reserve Balance - $1,087,136.95

 Combined Operations:

 Total Revenue = $920,765.78 Operating Costs = ($677,316.08) Operating Income = $243,449.70

 Administrative/Common Area

 Total Revenue = $579,813.41 Operating Costs = ($213,697.83) Operating Income = $366,115.58

 Grill

 Total Revenue = $58,458.54 Operating Costs = ($96,465.71) Operating Loss = ($38,007.17)

 Golf Course/ProShop

 Total Revenue= $282,493.83 Operating Costs = ($367,152.54) Operating Loss = ($84,658.71)

(M/S/A 5:0)

President Phil Springfield and Treasurer Kathy Hass will review and approve the monthly financials over the winter. (M/S/A 5:0)

1. **Firewise:** Association wide, there was over $17,000 spent last year in hours and expenses on member and Association property clean-up which more than qualifies WACC to maintain their Firewise status. Thank you community members for submitting your information.
2. **Old Business:**

A. **EcoGreen Soluntions:** EcoGreen Solutions met with Josh and Sonja and toured the facilities to determine feasibility of converting lights etc to more ecofriendly options. If enough savings can be made the Association would consider utilizing the no interest loan that is being offered. The loan would be paid back on the normal PG&E statement by crediting equal amounts of electrical use to loan payment. They will give their final survey results to the office over the winter.

B. **Insurance Coverage Report for Volunteers and the LAWCC Auxiliary**: The office is

working on getting quotes on insurance coverage needed for Volunteers, the Men’s and Women’s Golf Club and the LAWCC Auxiliary.

1. **New Business:**
2. **HOA Election Changes from SB323:** New election laws have gone into effect. Some of the changes include changes in the election timeline, changes to the requirements of those who can run for an open Board position and the Inspector of Elections must be an independent third party. The Board approved to have Baydaline & Jacobsen LLP rewrite WACC’s election rules. (M/S/A 5:0)
3. **Members Forum:**
4. **Adjourn Meeting:** The President adjourned the meeting at 11:35am. The next Board meeting, if necessary, will be March 24, 2020. If a meeting is not necessary the next Board meeting will be April 28, 2020 at 10:00am in the Clubhouse.

Respectfully Submitted,

Kim Mullikin, Secretary

As Prepared by Sonja Anderson

On Site Office Manager