WEST ALMANOR COMMUNITY CLUB

BOARD MEETING MINUTES

April 24, 2018

10:00 AM

CLUBHOUSE

111 SLIM DRIVE

**DIRECTORS PRESENT:** President Phil Springfield, Vice President Frank Neth, Treasurer Don Van Alen, Secretary Barbara Ames, and Director at Large Jim Regimbal

**DIRECTORS ABSENT:**

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

**STAFF ABSENT:**

1. **Call to Order:** A quorum being present, the meeting was called to order at 10:00AM.
2. **Approval of Regular and Executive Session Minutes from March 26, 2018, and Executive Session Minutes from April 13, 2018 –** In Executive Session on March 26th requests for proposals were developed and will be distributed to Towne Flooring, Carpet One, Flooring Brothers and Almanor Flooring. Once the proposals are received an executive session will be called. It was also motioned to repair the injectors in the fairway mower for $1,800. On April 13th Low bidder, Almanor Flooring was awarded both the kitchen flooring bid ($8,351) and carpet patio bid (7,112).
3. **Announcements:** There are 3 upcoming Board vacancies. Board Applications are available in the office and are due back to the office no later than Wednesday, April 25th at 2PM. PG&E will be updating lines and equipment now through November.
4. **Correspondence:**
5. **Staff and Committee Reports**
6. **Association Manager:** The Tennis Court restrooms are complete except for painting the floor. Maintenance restrooms are closed and a portable toilet is coming soon, installation of fans at the Clubhouse will be the end of next week, staining and painting upgrades will happen in the next couple of weeks, and Lopez Construction has been left messages concerning when the pavers in the rec area would take place.. All departments are completely staffed. No CC&R letters were written this month. No 2nd notices of lot clean up violations were received as it is too early in the year. There are 16 delinquent accounts which is down from last month.
7. **Golf Course Superintendent/Facilities Manager:** The golf course is getting cleaned up from the winter debris. Maintenance is fully staffed for the season. Employees are working hard on the golf course.
8. **Almanor West Grill Report:** The Chef is calling and setting up the vendors. The new flooring will be a very nice addition. A part time chef is still needed. Employees will be cross trained into the ProShop and Maintenance so that employees may receive more hours without going over 40 hours per week.
9. **ProShop Report:**  The golf course opened last week and the pro is looking forward to working with everyone. The ProShop is completely staffed for the season.
10. **Architectural Committee Report:** There has been one tree removal request, 1 fence request, one new house and garage, two house painting requests, and one replace and extend deck, replace railing and entry-way all of which were approved.
11. **LAW Auxiliary:** The first meeting of the year will be May 16th at the Clubhouse at 9:30AM. The Welcome Back dinner will be held in June.
12. **Treasurer Report:** Information is Year to Date 3/31/18

Replacement Reserve = $192,031 Total Revenue = $378,582

Operating Costs = $82,265 Operating Income = $296,317

1. **Firewise 2018 Update:** Hal Sinclair volunteered to be the volunteer Firewise coordinator.

1. **Old Business**
2. **CC&R, Policy 60 Committee Update:** Frank Neth will call a meeting of the committee in June to discuss updating the CC&R’s and Policies. Volunteers on the committee are Frank Neth, Jim Regimbal, Gary Kluge, Carol Bornhorst, Joyce Rauschupt, Mike Willhoit and Sharron Auge.
3. **New Business:**
4. **CHS Sober Grad Donation:** After discussion the Board decided to donate $500 to the CHS Sober Graduation night.
5. **Lake Almanor Water Quality Report/Set Date for the Report:** June 26th was the date decided to have Mr. Aaron Seandel come talk to the Board and Members present about water quality of the Lake.
6. **Request to Rescind Late Fees – Board Correspondence Letter B, C, E:** No action taken, late fees are as stand
7. **Bank Change:** After discussion it was decided to change from Union Bank to Alliance Association Bank. (M/S/P 4:1)
8. **Members Forum**

**9.0 Adjourn Meeting –** Next meeting will be May 29th 2018 at 10AM at the Clubhouse.

Respectfully Submitted,

Barbara Ames, Secretary

As Prepared by Sonja Anderson

On Site Office Manager

The Hignell Companies