WEST ALMANOR COMMUNITY CLUB

BOARD MEETING MINUTES

June 26, 2018

9:00 AM

CLUBHOUSE

111 SLIM DRIVE

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

**DIRECTORS ABSENT: None**

**STAFF PRESENT:** Association Manager Jennifer Treff , ProShop Manager Ryan Trask, and Executive Chef Nikole Machado

**STAFF EXCUSED:** Golf Course Superintendent/Facilities Manager Josh Voboril

1. **Call to Order:** A quorum being present, the President called the meeting to order at 9:01AM.
2. **Approval of Regular Board Minutes and Executive Session Minutes from May 29, 2018** The Minutes were approved. In Executive Session Personnel, Contracts and Legal were discussed. No action was taken.
3. **Announcements:**
4. **Correspondence:** Correspondence Received
5. **Staff and Committee Reports**
6. **Association Manager:** There have been not been any CC&R violation letters. There are currently two accounts in collection. Eight properties have been sent final notices. We will be placing suggestion boxes in both the Grill and the ProShop. Members and guests will be given an opportunity to write their experiences on paper and submit them anonymously. We request that suggestions be constructive and detailed. The entrance now has a sign that says “no motorized” vehicles beyond this point. (Thank you Josh) and Randy Fluke will put logs strategically so that vehicles cannot get into that area. Tennis court restrooms are completed except a new roof. Maintenance Restrooms are being worked on – toilets, sinks and lights have been ordered – will be done soon. Carpet on the patio is complete. The soffit under the patio still needs replaced and painted. The 40X40 paver pad is complete. The maintenance crew will need to finish the leveling of the grassed area. The staining will happen as soon as Gallegos Construction is available. Common area passes handed out at the office since the first of the year – Member passes – 68 , Member guest passes (not counting tenant passes) – 73. 3 bids are being sought for the boat launch area – to fill pot holes, put down base rock, water and pack it (not including the parking lot). Bids should be back the first week of July. We have reached the quorum on returned ballots for the July 7, 2017 Annual Meeting.
7. **Golf Course Superintendent/Facilities Manager:** The Superintendent was unable to attend due to work on the Golf Course.
8. **ProShop Manager:** The number of rounds played has increased from 1,060 in 2017 to 1573 in 2018 year to date. Three additional tournaments have been added in additional to the normally scheduled tournaments.
9. **Restaurant Manager:** The restaurant is running well. The Auxiliary Welcome Back Dinner was a success. We are continuing to look for and additional back up cook.
10. **Architectural Committee Report:** Lou Mullikan reported that 6 tree removals, two fences and two house paintings were approved.
11. **LAW Auxiliary:** Thank you to all for the support of the Auxiliary through your dues. That’s what keeps this organization going. Our first Community "Welcome Back" Dinner organized by Cheryl Springfield and Lydia Freeby was well attended with 53 fun people attending. I've heard that Nicole and staff did a super job on the dinner. Thank you all. Look up at the 4 new fans paid for by the Auxiliary, they should make the summer much more comfortable here in the clubhouse. The Auxiliary has also approved funds for upgrading some of the kitchen equipment. The Paver Project is complete thanks to the work of Phil Springfield and Don Van Alen helped find the perfect location. It looks fabulous. We hope everyone will enjoy this new area in the park. The Auxiliary would like the Boards approval to buy storage cabinets and wall art for the restrooms here in the clubhouse. Start cleaning out your garage as the Community Garage Sale is July 28th. Our next event is Hot August Nights chaired by Jan Eveland and Cheryl Springfield in the park. It’s a really fun dinner and dancing to the oldies. We are currently looking for a new webmaster for the Pinecone Telegraph website. If you are interested please contact Sharon Auge or any Auxiliary Board member. The next Auxiliary General Meeting will be July 11, at 9:30 here in the clubhouse.
12. **Treasurer Report:** No report was given as the May financials were unavailable until just prior to the meeting.
13. **Firewise 2017 Update:** Kim Mullikan has volunteered for the position of Firewise Coordinator. Board appointed Kim Mullikan as the Firewise Coordinator (M/S/P 5:0)

1. **Old Business**
2. **CC&R Review/Policy 60:** No Report.
3. **New Business**
4. **Water Quality Report – Aaron Seandel:** Mr. Seandel presented the 2017 water quality report for Lake Almanor. Lake Almanor is currently 1 ½ feet from the max level with more snow melt to come. The lake is tested periodically throughout the year for dissolved oxygen, clarity and turbidity. Mussels remain an issue of concern. The threat of a thermal curtain and the importance of protecting the shoreline is a concern to most. A complete report is available at the WACC office. Board approve a $3 per lot donation. (M/S/P 5:0)
5. **HOA Binder Fee:** Tabled to the July meeting.
6. **Member Request to Rescind Late Fees:** No action needed
7. **Common Area Tree Health:** Common area trees continue to die. Board requested that John Forno be contacted to see if he would be willing to do another survey of the trees this year.
8. **Members Forum**
9. **Adjourn Meeting:** The meeting was adjourned at 1:4AM. Next Regular Board Meeting will be July 24, 2018 at 9AM at the Clubhouse

Respectfully Submitted,

Barbara Ames, Secretary

As Prepared by Jennifer Treff

The Hignell Companies