WEST ALMANOR COMMUNITY CLUB

BOARD MEETING MINUTES

July 24, 2018

9:00 AM

CLUBHOUSE

111 SLIM DRIVE

**DIRECTORS PRESENT:** President Phil Springfield, Vice President Frank Neth, Director at Large Jim Regimbal and new Board members Kim Mullikin and Kathy Hass

**DIRECTORS ABSENT: None**

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

**STAFF ABSENT:** ProShop Manager Ryan Trask,

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 June 26, 2018** The Minutes were approved. In Executive Session Personnel was discussed with no action taken. Under Legal the Board approved the Association’s Attorney to talk to others about the tax issue concerning paying taxes in the Common Areas. The Association attorney advised the Board to go to Summary Judgement in the Kim Taylor lawsuit.
3. **Announcements:** The new Board members were introduced.
4. **Correspondence:**
5. **Staff and Committee Reports**
6. **Association Manager:** There have been not been any CC&R violation letters sent. The management company is currently waiting for the second notices from the fire chief. There are currently five accounts in collections. Two properties have been sent final notices. Common area passes handed out at the office since last month – Member passes – 66, 53 Member guest passes (not counting tenant passes).
7. **Golf Course Superintendent/Facilities Manager:** There is a perimeter of new buoys around the swim dock. The fire chief was thanked for his help in placing the buoys. All personnel is getting the course ready for the Osprey Classic. Ethan Monday is a new employee and will be working in the rec area and as privacy patrol. 2 new cart paths will be refurbished/replaced in the fall.
8. **ProShop Manager:** No report
9. **Restaurant Manager:** The restaurant is running well. There were two catering events during the month and they went very well. The chef is working with the ProShop manager on all upcoming tournaments.
10. **Architectural Committee Report:** Lou Mullikin reported that there was one tree removal, and one house painting approved in the last month. The entire architectural committee met as a group to go over different architectural scenarios and to bring everyone up to speed.
11. **LAW Auxiliary:** The purpose of the Auxiliary is to assist WACC in promoting the social and general welfare of the beautiful community. Socially, the Aux organizes four community dinners, the Sunshine person welcomes all new residents, they sponsor the Annual Garage Sale, support Needles and Pins, Bunco, the Ice Cream Social and much more. New board members are needed. Four of the five existing Board members are retiring. There are only six meetings a season, May to October. The next event is Hot August Nights, it will be August 11th with BBQ, dancing and some hot cars. Cost is $30 per person and checks can be put in the Firehouse Auxiliary mailbox. Next General meeting is August 1st at 9:30AM in the Clubhouse.
12. **Treasurer Report:** No report
13. **Firewise 2018 Update:** Burning debris needs to happen correctly for it to be safe. Coordinator, Kim Mullikin will be planning a function to talk about safe burning practices around Labor Day. Watch the bulletin boards for further information and all are welcome to attend.

1. **Old Business**
2. **CC&R Review/Policy 60:** There is an upcoming committee meeting. Coordinator Frank Neth will have a detailed report at the next meeting.
3. **New Business**
4. **Election of 2018-2019 WACC Board Officers:** The WACC Board of Directors will hold the following offices:

Phil Springfield - President Frank Neth - Vice President

Kim Mullikin - Secretary Kathy Hass - Treasurer

Jim Regimbal – Director at Large. (M/S/P 5:0)

1. **Approval of 2018-2019 Board Calendar:** The 2018-2019 Calendar was approved

(M/S/P 5:0)

1. **HOA Binder Fee:** Tabled
2. **Members Forum**
3. **Adjourn Meeting:** The meeting was adjourned at 9:42AM. The next Regular Board Meeting will be August 28, 2018 at 9AM at the Clubhouse

Respectfully Submitted,

Kim Mullikin, Secretary

As Prepared by Sonja Anderson

The Hignell Companies