



Lake Mont Pines Homeowners Association

Board of Director's Meeting Minutes Saturday- November 21, 2020 Lodge Conference Room and ZOOM

Call to order: The meeting was called to order at 10:07 a.m. by President Fred Jacobus.

Roll Call:

Fred Jacobus - President	Present
Ken Grimes – Vice President	Present via zoom
Elis Imboden – Director	Present via zoom
Greg Casselberry-Director	Present
Bill Lent – Director	Present
Mark Walker-Director	Present via zoom

Members in attendance: Andy Schleder Lot #58

Open Forum: Andy said he was just happy to participate.

Fred noted that the bulletin board at the entrance from Highway 4 needs to be updated. It is not possible to read the announcements or messages. Discussion to use larger font and to develop standardized announcements. Fred will work with Julie to find something that works.

Neighborhood Watch: No report.

Agenda Review: Add the compliance committee.

Minutes: Approval of minutes motion by Mark and second by Ken, unanimous approval.

Financials: Elis provided an updated budget document, Fred noted that the surplus was a result of the impact of the pandemic and lack of normal activities and supplies. After a brief discussion and then a motion by Bill and second by Mark, approved unanimously.

Architectural Review: There continues to be above average requests, typically sheds and painting. Homeowners are doing more projects.

Community/Communications: There was an inquiry regarding RV storage on homesites. After a brief discussion Mark Walker volunteered to draft a policy.

Delinquency Report: The list of delinquent properties is getting shorter, Julie continues to do an excellent job, one delinquent property was sold and ultimately resolved.

Update from Julie:

There were no incidents reported for this period. Crystalsal from Cedar Creek Realty has made changes to their policy in responding to noise and other complaint after Julie followed up with her. The County sent \$471 in restitution from a previous incident for damage to the meadow. There was an abandoned car on Valley View Drive.

Vacation Rentals-Julie has done a good job working with homeowners to resolve issues in a collaborative manner. We have been tracking complaints via the online incident report form for the past year and the result have been

encouraging. The number of complaints has subsided and Julie has facilitated resolution with homeowners and local real estate rentals.

Tag Checking – The season is over and things have slowed down

Lodge Rental – Due to the worldwide pandemic the lodge is not being rented

Website – New website online and content is still being added.

Maintenance- Ken reported that things are quiet around the lake now. The permit for the work on the lake and weir are still being reviewed by the Dept. of Fish and Wildlife. Ken also thanked all the volunteers that came out for his first series of workdays, they were a resounding success. Look for more volunteer workdays and come on out and get involved and meet your neighbors, it helps make our lake a special place. Ken also explained that we had lowered the lake about 4 feet to allow for long deferred maintenance and vegetation management. Ken plans to develop a regular maintenance plan with periodic but not annual lake lowering as required. While the lake is low staff is continuing to clean up.

We lost a number of trees to the bark beetle again this year, PG&E took care of the removal since they endangered their powerlines. We hired a local resident to grind stumps and that work is ongoing. We also have purchased a chipper that will allow us to mulch the pine needles, this will eliminate the need and cost of the dumpsters we have required for disposal. The mulch will be spread on the common areas and is not a fire hazard and will help to retain moisture and provide valuable nutrients to vegetation.

Lake: Things are quiet now that the season is over and cooler weather has arrived.

Kitchen Project: Greg outlined the current kitchen proposal explaining that it is much needed and in line with the original plan approved by members in 2002. We will be working with the contractor and can utilize volunteer labor to help reduce some of our costs, so be ready step up if you can help. Fred wanted to make sure that we included enough money for new flooring and lights. Greg noted that we are required to install a grease trap, our septic has been approved for this addition. We will also be adding a tankless water heater which will save us money in the long run. Once the kitchen is upgraded the deck renovation will be addressed which may include expansion and ADA provisions, all of which will need County approval.

A discussion on the project and a proposal for a Not To Exceed (NTE) amount of \$110,000 for the remodel, hopefully we could be as much as thirty percent under that figure. This project will be paid for from the reserve fund and will not result in a special assessment or dues increase, it will just improve our most valuable asset. Fred explained that we would be contributing \$35,000 to the reserve fund as required and as much as another \$50,000 or more due to decreased operating expenses in 2020. Elis added that we are in a good position financially to go forward with the kitchen project.

Bill made a motion of NTE \$112,000 to go forward and sign the contract for the kitchen project, second by Greg, approved unanimously.

Dam Project: Fred contacted four firms for pricing. After discussions with them Fred suggested we go with Condor. The bid from Condor was for \$14,000 for the inundation map and dam break analysis, this price does not include the Emergency action plan which would be done after the initial work and should cost \$5,00 or less. This is a new requirement prompted by the failure of the Orville Dam spillway several years ago. Currently the state inspects the dam annually. A motion to contract with Condor for \$14,00 was proposed by Bill with a second by Mark and approved unanimously.

Other project include addressing encroachment by the HOA stairway on a residents property, consensus was to move the stairs. Bill will follow up with residents.

Cal Fire – Bill Lent: So just when we thought that the fire season was over, well apparently it is not. As I write the minutes PG&E has issued a Public Safety Power Shutoff for our area for December 7. If you have taken steps to prepare then great if not get to it. Cal Fire has been active in our area and issued quite a few citations, remember the lot cleaning requirements are year-round. Well stay safe, be prepared and have a happy holiday season.

Meeting Adjourned 11:50

Future 2020 Meeting Dates (3rd Saturday of the month @ 10:00am except where noted)

Respectively Submitted by William Lent, Director