



# LAKE SHASTINA PROPERTY OWNERS ASSOCIATION

## MINUTES June 13, 2007 Administration Building REGULAR MEETING 6:00 p.m.

**Item 1. CALL TO ORDER AND ROLL CALL:**

LSPOA BOARD: CHARTER  EVERHART  MONTREUIL  NEGRO  SHORT   
Also present were GM Lea, OM St.Pierre, CC&R CO Bullington, PC Alves and AA Charvez.  
There were approximately 17 people in the audience.

**Item 2. CLOSED SESSION:** Called to order 5:30 p.m.

- \* A. Case No. SCCV CV 06-0124 Real Property
- \* B. Case No. SCV 18787 Real Property
- C. Selection of Citizen of the Year
- D. Meet and Confer with ECC Members

No report out from Closed Session.

**Item 3. REGULAR MEETING:** Called to order at 6:10 p.m.

**Item 4. PLEDGE OF ALLEGIANCE:** Pres. Negro led the Pledge of Allegiance.

**Item 5. APPROVAL OF AGENDA and CONSENT AGENDA:**

- A. Regular Meeting June 13, 2007

**Motion by Dir. Montreuil second by Dir. Short to approve Regular Meeting Agenda of June 13, 2007.**

**Ayes: Directors Charter, Everhart, Montreuil, Negro and Short**

**Noes: None**

**Absent: None**

**Item 6. APPROVAL OF MINUTES:**

- A. Regular Meeting May 9, 2007

**Motion by Dir. Charter second by Dir. Montreuil to approve Regular Meeting Minutes of May 9, 2007.**

**Ayes: Directors Charter, Everhart, Montreuil, Negro and Short**

**Noes: None**

**Absent: None**

**Item 7. PUBLIC COMMENTS:** None

**Item 8. BOARD MEMBER COMMENTS:** None

**Item 9. CORRESPONDENCE:**

- \* A. July Calendar of Events – **Received and Filed**
- \* B. June Shastina News – **Received and Filed**
- \* C. Memo from GM Lea re: Cost of Living/2007 – report to Board – **Received and Filed**
- \* D. Memo from GM Lea re: Responding to Public Comment – **Received and Filed**
- \* E. Letter to Property Owner re: Driveway access to property – **Received and Filed**

**Item 10. TREASURER'S REPORT:**..... Dir. Charter

- \* A. Cash Flow Report: April 2007 – **Received and Filed**
- \* B. Budget Comparison: 2006/2007 (Accrual) – **Received and Filed**
- \* C. Income Report 2006/2007 – **Received and Filed**
- \* D. Budget Line Item Adjustments (as needed) – **Received and Filed:** No Budget Line Item Adjustments for June.
- \* E. Acknowledgement of Volunteers – **Received and Filed**

**Item 11. REPORTS:**

**A. ECC Report**.....CC&R CO Bullington

- \* 1. ECC Minutes – May 3 and 17, 2007 – **Received and Filed**
- 2. CC&R Compliance Officer’s Report – **Received and Filed:** CC&R CO Bullington reported on May report and stated that the ECC is working on issues that may be proposed to the Board as rule changes.
- 3. Town Hall Meeting Minutes (Fences) – May 29, 2007 – **Received and Filed**
- 4. Appointment to fill ECC Alternate Member vacancy – **Received and Filed**

**Motion by Dir. Everhart second by Dir. Short to appoint Paulette Marshall to fill ECC Alternate Member vacancy, one-year term: June 2007 through May 2008.**

**Ayes: Directors Charter, Everhart, Montreuil, Negro and Short**

**Noes: None**

**Absent: None**

**B. Administration – Status Report**..... GM Lea

- \* 1. CC&R Distribution Report – **Received and Filed**
- \* 2. Title Transfer and Fees Report – **Received and Filed**
- \* 3. New Home Construction – Activities: YTD on meeting room whiteboard

**C. Director of Public Works – Status Report**..... GM Lea

- 1. Written Status Report
  - \* a. Report dated June 8, 2007 – **Received and Filed**
  - b. Fire Abatement Equipment: GM Lea reported the equipment is up and running; there have been a few issues to deal with, but as of this date mowing has begun.

**D. Fire Safe Council**.....Dir. Montreuil

- \* 1. LSFSC Minutes – [www.firesafecouncil.org/councils/](http://www.firesafecouncil.org/councils/) – **Received and Filed**
  - a. Press Release – Community Notification and Evacuation Process
- 2. Verbal Report: no report

**Item 12. OLD BUSINESS:**

**A. Status of Unit 8-2 Parcel ‘A’ Park – Received and Filed:** OM St.Pierre reported on the status of the Park grant funding; County has been sent a letter requesting reimbursement of 80% of each grant (Prop. 12 and Prop. 40). GM Lea reported that preparation is being done for the paving of all three parking lots; the plan was to pave one parking lot at a time, Board approval will be required to pave all three at this time (estimated cost to per parking lot is \$6,000). The Board directed GM Lea to provide a written report, prior to the July Meeting, outlining expenditure and recommendation to pave all parking lots at this time; if approved by the Board the item will be on the July agenda for ratification of approval.

**B. Status of Road Improvement – Big Springs Road and Hogan Drive – Received and Filed:**

- 1. Announce “Name the Road” Contest Winner and Road Name: Pres. Negro announced that Roy Hood, present in the audience, was the winner of the “Name the Road” contest and that the new road would be called “Short Cut Road”. On behalf of the Siskiyou Board of Realtors, several realtors who were present in the audience presented Mr. Hood with a \$50 gift certificate for dinner at the Lake Shastina Golf Resort. The LSPOA contributed a cord of wood, which Mr. Hood graciously donated to a local church for a family in need (church to be determined at a later date).
- 2. Set Date and Time for Ribbon-Cutting Ceremony: Board agreed to have the Ribbon-Cutting Ceremony for Short Cut Road on Monday, June 25, 2007 at 6:00 p.m.

**C. Annual Meeting (August 18, 2007, 10:00 a.m. Community Center Building) – Received and Filed:**

- 1. Approval to change “Record Date” to: Friday, June 22, 2007

**Motion by Dir. Short second by Dir. Everhart to approve the change of the Record Date from Wednesday, June 27, 2007, to Friday, June 22, 2007 and clarification of Good Standing status.**

**Ayes: Directors Charter, Everhart, Montreuil, Negro and Short**

**Noes: None**

**Absent: None**

2. Approval to change "Balloting Period" Ending Date and Time to: during the Annual Membership Meeting scheduled for 10:00 a.m. Saturday, August 18, 2007

**Motion by Dir. Montreuil second by Dir. Short to approve the change of the Balloting Period ending date from August 13, 2007, at 4:30 pm., to "during the Annual Membership Meeting scheduled for 10:00 a.m. Saturday, August 18, 2007".**

**Ayes: Directors Charter, Everhart, Montreuil, Negro and Short**  
**Noes: None**  
**Absent: None**

3. Approval of Mailing
  - a. Notice of Annual Meeting
  - b. Ballot and Candidate Statements received by 5:00 p.m. June 1, 2007: OM St.Pierre reported that the Ballot Voting Instructions have been revised: Item F. removed "near your preprinted label".
  - c. Agenda / Notice for Candidates Forum – July 25, 2007, 6:30 p.m.
  - d. Agenda for Preliminary Tabulation of Votes – August 14, 2007, 5:30 p.m.: All Board members, except Director Charter, stated that they would be available for August 14, 2007 meeting.

**Motion by Dir. Everhart second by Dir. Montreuil to approve mailing Notice of Annual Meeting, Ballot and Candidate Statements, Agenda/Notice for Candidates Forum and Agenda for Preliminary Tabulation of Votes.**

**Ayes: Directors Charter, Everhart, Montreuil, Negro and Short**  
**Noes: None**  
**Absent: None**

4. Approval of Annual Meeting Agenda

**Motion by Dir. Everhart second by Dir. Montreuil to approve Annual Meeting Agenda.**

**Ayes: Directors Charter, Everhart, Montreuil, Negro and Short**  
**Noes: None**  
**Absent: None**

5. Approval of Organizational Meeting Agenda

**Motion by Dir. Short second by Dir. Charter to approve Organizational Meeting Agenda.**

**Ayes: Directors Charter, Everhart, Montreuil, Negro and Short**  
**Noes: None**  
**Absent: None**

- \* 6. Written notification to the Board indicating the Member's desire to become a candidate
- \* D. Status of Shasta River Total Maximum Daily Loads (TMDL) Action Plan by the North Coast Regional Water Quality Control Board (NCRWQCB) – **Received and Filed**
- \* E. Discussion / Action: Destruction of old records – updated list – **Received and Filed**

**Motion by Dir. Montreuil second by Dir. Short to approve proceeding with the destruction of the records on the second list as shown, per memo dated May 21, 2007.**

**Ayes: Directors Charter, Everhart, Negro and Short**  
**Noes: None**  
**Absent: None**

- F. Discussion / Action: Proposed fence adjacent to Golf Course property – Unit 4 Lot 112 – **Received and Filed**: Board discussed with staff.

**Motion by Dir. Everhart second by Dir. Short to approve chain link fence, adjacent to Golf Course property, for Unit 4, Lot 112, per submittal memo dated June 6, 2007.**

**Ayes: Directors Charter, Everhart, Negro and Short**  
**Noes: None**  
**Absent: None**  
**Abstain: Director Montreuil**

**Item 13. NEW BUSINESS:**

- A. Discussion / Action: Administration Meeting Room Sound System – **Received and Filed**: OM St.Pierre reported on written report dated June 8, 2007. Board agreed that the Sound System was very important and directed OM St.Pierre to research further to identify all options for

upgrading/replacing the existing sound system and to obtain quote to rent a sound system for the Candidates Forum and Annual Meeting, for Board consideration at the July meeting.

- B. Announce Candidates for 2007 Election of Directors – **Received and Filed:** Pres. Negro announced the names of the seven candidates to be on the 2007 Election of Directors Ballot, three of five director positions are up for re-election: Sher Barber, Jerry Dillen, Yolanda Kruger, Bill Rust, Shelley Sarason, Gary Sullivan and Tom Wetter.
- C. Discussion / Action: Approve Candidates Forum Procedures and Appoint Participants – **Received and Filed**

**Motion by Dir. Montreuil second by Dir. Charter to approve Pres. Negro be Moderator for 2007 Candidates Forum.**

**Ayes: Directors Charter, Everhart, Montreuil and Short**  
**Noes: None**  
**Absent: None**  
**Abstain: Director Negro**

**Motion by Dir. Everhart second by Dir. Montreuil to approve Directors Charter and Short as Question Sorters for 2007 Candidates Forum.**

**Ayes: Directors Charter, Everhart, Montreuil and Short**  
**Noes: None**  
**Absent: None**

**Motion by Dir. Everhart second by Dir. Charter to approve OM St.Pierre and CC&R CO Bullington handling the Timer, Timecards and Ordering of Candidate Responses for the 2007 Candidates Forum.**

**Ayes: Directors Charter, Everhart, Montreuil and Short**  
**Noes: None**  
**Absent: None**

**Motion by Dir. Everhart second by Dir. Montreuil to approve AA Charvez handle Collection of Questions for 2007 Candidates Forum.**

**Ayes: Directors Charter, Everhart, Montreuil and Short**  
**Noes: None**  
**Absent: None**

- D. Discussion / Action: Application for Business Use of Unit – Unit 1 Lot 31 – **Received and Filed:** Board, staff and property owner, who was present in the audience, discussed item, specially the issue of signage. Due to the fact that if the item is denied by the Board, it could become a violation, the Board agreed to move item to Closed Session.

**Motion by Dir. Everhart second by Dir. Montreuil to move Application for Business Use of Unit, Unit 1 Lot 31, to Closed Session.**

**Ayes: Directors Charter, Everhart, Montreuil, Negro and Short**  
**Noes: None**  
**Absent: None**

Report out of Closed Session for Board action on this item:

**Motion by Dir. Montreuil second by Dir. Short to deny Application for Business Use of Unit, Unit 1 Lot 31.**

**Ayes: Directors Charter, Everhart, Montreuil, Negro and Short**  
**Noes: None**  
**Absent: None**

- E. Discussion: LSPOA Park Fund Raising Committee – **Received and Filed:** Dir. Short reported that a Committee has formed, presently ECC Member Charlene French and husband Mike, ECC Member Errol Murphy and wife Renate, Director Short and GM Lea, to raise funds for the Hoy Family Park, the community and businesses will be approached for donations. The Committee will address options for recognizing those that contribute. Dir. Short stated that additional volunteers are welcomed and needed in this fund raising project.

**Item 14. PUBLIC COMMENTS:** Tom Wetter, Yolanda Kruger

**Item 15. BOARD MEMBER COMMENTS:** Dir. Montreuil

**Item 16. DATE OF NEXT MEETING:** Next Regular Meeting is to be held on July 11, 2007, Closed Session at 5:30 p.m. and Open Session at 6:00 p.m.

Open Session was adjourned at 7:55 p.m.

**Item 17. CLOSED SESSION:** Called to order at 8:00 p.m.

- A. Progress Report on Current Violations
- B. Violation Hearing Ref. # 442
- C. Violation Hearing Ref. # 460
- D. Violation Ref. # 412
- E. Personnel

Board returned from Closed Session at 9:13 p.m. and reported the following:

Item 17.C.: Board action as follows:

**Motion by Dir. Charter second by Dir. Short to approve Board determination of Violation Ref. # 460 as follows: Board determined property owner was in violation of documented Articles and Sections and ruled the following: a fine of \$100 will be imposed; item to be brought into compliance by July 11, 2007, if not compliant by July 11, 2007, an additional \$100 fine to be imposed monthly until compliance is met.**

**Ayes: Directors Charter, Everhart, Montreuil, Negro and Short**

**Noes: None**

**Absent: None**

Item 17.D.: Board action as follows:

**Motion by Dir. Montreuil second by Dir. Short to deny property owners request regarding existing fines on Violation Ref. # 412.**

**Ayes: Directors Everhart, Montreuil, Negro and Short**

**Noes: Director Charter**

**Absent: None**

Item: 13.D. Refer to Agenda Item 13.D. for report out of Closed Session Board action on this item.

**Item 18. ADJOURNMENT:** Meeting was adjourned at 9:15 p.m.

Submitted By:

Approval Date: \_\_\_\_\_

\_\_\_\_\_  
Sylvia Charvez, Administrative Assistant