



# LAKE SHASTINA PROPERTY OWNERS ASSOCIATION

## MINUTES October 10, 2007 Administration Building REGULAR MEETING 6:00 p.m.

- Item 1.** CALL TO ORDER AND ROLL CALL:  
LSPOA BOARD: CHARTER  DILLEN  EVERHART  SARASON absent WETTER   
Also present were GM Lea, OM St.Pierre, CC&R CO Bullington, PC Alves and AA Charvez.  
There were approximately 14 people in the audience.
- Item 2.** CLOSED SESSION: Called to order 5:30 p.m.  
\*consent A. Case No. SCCV CV 06-0124 Real Property  
\*consent B. Case No. SCV 18787 Real Property  
C. Meet and Confer with ECC Members  
No report out of Closed Session.
- Item 3.** REGULAR MEETING: Called to order at 6:12 p.m.
- Item 4.** PLEDGE OF ALLEGIANCE: Pres. Charter led the Pledge of Allegiance.
- Item 5.** APPROVAL OF AGENDA:  
A. **Regular Meeting October 10, 2007**  
**Motion by Dir. Dillen second by Dir. Wetter to approve Regular Meeting Agenda of October 10, 2007.**  
**Ayes: Directors Charter, Dillen, Everhart and Wetter**  
**Noes: None**  
**Absent: Director Sarason**
- Item 6.** APPROVAL OF MINUTES:  
A. **Special Meeting September 11, 2007**  
**Motion by Dir. Wetter second by Dir. Dillen to approve Special Meeting Minutes of September 11, 2007.**  
**Ayes: Directors Charter, Dillen, Everhart and Wetter**  
**Noes: None**  
**Absent: Director Sarason**  
B. **Regular Meeting September 12, 2007**  
**Motion by Dir. Wetter second by Dir. Dillen to approve Regular Meeting Minutes of September 12, 2007.**  
**Ayes: Directors Charter, Dillen, Everhart and Wetter**  
**Noes: None**  
**Absent: Director Sarason**
- Item 7.** PUBLIC COMMENTS: None
- Item 8.** BOARD MEMBER COMMENTS: Dir. Wetter
- Item 9.** CORRESPONDENCE:  
\*consent A. November Calendar of Events – Received and Filed  
\*consent B. October Shastina News – Received and Filed  
\*consent C. Memo to Board re: Notice of Election Results – Received and Filed  
\*consent D. Memo to Board re: Office Manager Resignation – Received and Filed
- Item 10.** TREASURER'S REPORT ..... Dir. Sarason  
\*consent A. Cash Flow Report: June and July 2007 – Received and Filed  
\*consent B. Budget Comparison July 2007 – June 2008 (Accrual) – Received and Filed  
\*consent C. Income Report 2007/2008 – Received and Filed  
\*consent D. Budget Line Item Adjustments (as needed) – No Report  
\*consent E. Acknowledgement of Volunteers – Received and Filed  
\*consent F. CPA Financials 2006/2007 – Received and Filed
- Item 11.** REPORTS:  
A. ECC Report.....CC&R CO Bullington  
\*consent 1. ECC Minutes – September 6 and 20, 2007 – Received and Filed  
2. **CC&R Compliance Officer's Report** – Received and Filed

- B. Administration – Status Report ..... GM Lea
  - \*consent 1. *CC&R Distribution Report* – Received and Filed
  - \*consent 2. *Title Transfer and Fees Report* – Received and Filed
- C. Director of Public Works – Status Report ..... GM Lea
  - \*consent 1. *Written Status Report* – Received and Filed
- D. Fire Safe Council ..... Dir. Wetter
  - 1. **Verbal Report:** Dir. Wetter reported on LSFSC meeting of October 2, 2007.

**Item 12. OLD BUSINESS**.....Pres. Charter

- A. Status of Unit 8-2 Parcel 'A' Park (Hoy Family Park)** – Received and Filed: GM Lea reported that quotes are being obtained for ball field equipment/supplies; trees will be purchased and planted this winter. Dir. Wetter asked that dust abatement be addressed with chips or pine needles in any area that is not completed with this phase of the Park.
- B. Status of Shasta River Total Maximum Daily Loads (TMDL) Action Plan by the North Coast Regional Water Quality Control Board (NCRWQCB)** – Received and Filed: Dir. Wetter reported that the MWCD is in the process of obtaining a draft plan for monitoring the Lake water quality.
- C. Discussion / Possible Action: Board of Directors Pledge / Oath of Office** – Received and Filed: The Board discussed item; a pledge for board members can not be mandated unless the governing documents are changed. The item will be filed for review if or when the LSPOA begins the process of changing the CC&R.

**Item 13. NEW BUSINESS**.....Pres. Charter

- A. Discussion: 2<sup>nd</sup> Annual Christmas Tree Lighting (December 6, 2007, 6:30 p.m.)** – Received and Filed
  - B. Discussion / Possible Action: Additional Insurance Coverage, Addition of Workers Comp to cover Volunteers and Directors** – Received and Filed: Board discussed the item and agreed that it would be beneficial for the LSPOA to add Workers Comp to cover volunteers and directors.
- Motion by Dir. Dillen second by Dir. Everhart to approve adding additional insurance coverage of Workers Comp for volunteers and directors, effective as soon as possible if the insurance company will prorate for the remaining policy term or effective the date of the new policy term, per memo dated October 4, 2007.**

**Ayes:** Directors Charter, Dillen, Everhart and Wetter  
**Noes:** None  
**Absent:** Director Sarason

- C. Discussion / Possible Action: Proposed fence adjacent to Golf Course property – Unit 5-3 Lot 184** – Received and Filed: Board discussed.

**Motion by Dir. Wetter second by Dir. Everhart to approve fence adjacent to Golf Course property – Unit 5-3 Lot 184, with the stipulation that the solid portion of dog pen fence be removed at the time the present dog is deceased or at the time of property title transfer, a recorded document will be required for the stipulation.**

**Ayes:** Directors Charter, Dillen, Everhart and Wetter  
**Noes:** None  
**Absent:** Director Sarason

- D. Discussion / Possible Action: Withdrawal of funds from Operational Savings and Reserves** – Received and Filed: Board discussed. Board directed staff to approach the other associations (RHCA and SCA) regarding a donation toward the Park and participation of on-going Park maintenance expenses. Board directed staff to provide a chip seal status report to property owners.

**Motion by Dir. Wetter second by Dir. Dillen to approve withdrawal of CDs held in Operational Savings CDs and Money Market to fund operational budget, per memo dated October 5, 2007.**

**Ayes:** Directors Charter, Dillen, Everhart and Wetter  
**Noes:** None  
**Absent:** Director Sarason

**Motion by Dir. Everhart second by Dir. Wetter to approve withdrawal of funds from Reserve Money Market account to cover capital improvements, per memo dated October 5, 2007.**

**Ayes:** Directors Charter, Dillen, Everhart and Wetter  
**Noes:** None  
**Absent:** Director Sarason

**Item 14.** PUBLIC COMMENTS: None

**Item 15.** BOARD MEMBER COMMENTS: None

**Item 16.** DATE OF NEXT MEETING: Next Regular Meeting is to be held on November 14, 2007, Closed Session at 5:30 p.m. and Open Session at 6:00 p.m.  
Open Session was adjourned at 7:21 p.m.

**Item 17.** CLOSED SESSION: Called to order at 7:26 p.m.

A. Progress Report on Current Violations, memo from Legal Counsel

B. Set Hearing Dates (as needed)

C. Violation Hearing # 517, Application for Business Use of Unit: Unit 5 Lot 52

D. Progress / Possible Action on Violation # 397

E. Progress Reports from September 12, 2007 disciplinary hearings: Violations # 467, 474 and 469

Board returned from Closed Session at 8:11 p.m. and reported the following:

Item 17.C.: Application for Business Use of Unit: Unit 5 Lot 52:

**Motion by Dir. Everhart second by Dir. Wetter to approve Application for Business Use of Unit: Unit 5 Lot 52.**

**Ayes: Directors Charter, Dillen, Everhart and Wetter**

**Noes: None**

**Absent: Director Sarason**

Item 17.D.: Violation # 397:

**Motion by Dir. Everhart second by Dir. Wetter to approve that the deadlines set at previous disciplinary hearing for Violation # 397 be extended to January 1, 2008.**

**Ayes: Directors Charter, Dillen, Everhart and Wetter**

**Noes: None**

**Absent: Director Sarason**

Item 17.E.: Violations # 467, 474 and 469:

**Motion by Dir. Wetter second by Dir. Dillen to approve that the deadlines set at previous disciplinary hearing for Violations # 467, 474 and 469 be extended to November 10, 2007.**

**Ayes: Directors Charter, Dillen, Everhart and Wetter**

**Noes: None**

**Absent: Director Sarason**

**Item 18.** ADJOURNMENT: Meeting was adjourned at 8:15 p.m.

Submitted By:

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

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