

**August 24, 2016 Board of Directors Meeting Minutes**

Meeting called to order by Vice President, Jeff Hill. Directors present: Jeff Hill, Judi Brady, Pat Schoggins, Leslie Melendez, Brandon will arrive later after Open House.

Judi Brady-motion to approve July 28, 2016 BOD meeting minutes; second-Schoggins, all in favor: Brady-aye, Hill-aye, Schoggins-aye, Melendez-aye. Motion carried.

Judi Brady-motion to approve July 26, 2016 Executive Board Meeting minutes, second-Schoggins, all in favor: Brady-aye, Schoggins-aye, Melendez-aye, Hill- aye, motion passed.

Pat Schoggins-motion to approve August 8, 2016 Executive Meeting minutes, second-Melendez, all in favor: Melendez-aye, Schoggins-aye, Brady-abstain-absent, Hill-aye, motion passed.

**Activity Approvals**

Wood Requests	3
Tree removal on owner’s lot	11
House paint	8
Pet/Child fence	2
Room addition	1
Roof (s)	2
Septic repair	1
Driveway-repave	1
Replace deck boards	1
Rebuild deck	2

**Architectural**

Leslie Melendez – one more fence – pending, house paint, and railing.

**CC&R**

Judi Brady-Pending property clean up issue, we sent a letter to give 30-day deadline with date set for CC&R hearing on 9/21, if no correction or attendance to make plan of action, fines can begin.

**Finance**

Pat Schoggins-See Budget vs. actual, we are on track, one clarification under Other Income: Out of the total \$641.78, \$552.00 of that is payment from Sierra Blue Sky Fitness for the winter exercise classes and water aerobics classes. The majority of the money is 15% of income generated is paid to Gold Ridge as a facility use fee. There were some rumors that the Steinbrecher’s were using the facilities “for Free”, she asked I address those concerns at the board meeting to document in the meeting minutes the clarification. (See attached statement).

**Greenbelt**

Jeff Hill- Brandon and I are still trying to familiarize ourselves with the how it works and what is out there, #1, and learn about beetles, fire science to some extent, we have been touring a lot of the greenbelt, we hiked a large area last week down to the bottom of Garnet. Per the greenbelt committee’s recommendation, the current list was emailed to Dan Carsten on 8/23. Some greenbelt trees identified by Pat were forwarded to PG&E contractors for review.

## **Recreation**

Pat Schoggins- I am collecting quotes for chemical controllers to add to the pool for automatic chemical dosing.

We hired a new staff, Dalton to fill in when our other staff leave.

## **Old Business**

Pat Schoggins-After meeting with the finance committee on 8/15, we agreed to make the following recommendation to the board for approval. See handouts for current balances.

Suggest we take \$37,000 out of operating to put toward reserve CD's.

Suggest we take 105,000 out of reserves money market checking account to put towards reserve CD's, along with \$37,000. This will reduce the total at Umpqua to below \$187,000, which is below the \$250,000 limit for FDIC.

El Dorado Savings will be the choice for reserve CD's, I suggest we open 2 new CD's at \$71,000 each.

That will bring the total at El Dorado Savings to \$213,058.

Pat Schoggins-Motion to open two new reserve CD's at El Dorado Savings for \$71,000 each, Brandon Miller and I would be the two designated signors on the CD accounts, as we have two year terms remaining on the board, second, Brady, all in favor: Brady-aye, Schoggins-aye, Melendez-aye, Hill-aye.

## **Reallocate Funds-Operating Fund Budget Revision**

Pat Schoggins-the recommendation from the Finance committee is that we do not physically change the 2016 budget, that we as a board agree to re-allocate the funds as we see fit. I talked to our accountant, Derrell Roberts and he said yes- this is your working budget and it will never be exact, you just try not to go over too much if possible. For instance, the insurance category was budgeted \$19500 for general and \$3200 for professional liability. With our new Farmers policy, we are only spending \$7120 annually, total for both. We have a credit of \$12,380 plus the \$3200. On the next page we discussed the reserve contribution, according to the reserve study, it was advised to contribute \$60,589 this year. According to the budget, \$58,800 was allocated to reserves. The accountant said it is not a good idea not to go by what the analyst advised. I suggest we take the additional \$1789 out of our funds to increase the contribution to match the reserve study recommendation.

Year after year at the year-end report there is left over cash not spent. There is an accumulation of several years of excess cash. Usually this excess is applied to reserves. For some years this has not happened. Our accountant said the total is about \$46,000, he does not suggest we take that amount and add it to our budget. He said it would be reasonable to add a portion, about \$13,000 to our greenbelt budget. So together with this amount and the insurance savings, this could increase our 2016 greenbelt budget to around \$54,000. Next year's greenbelt budget can be increased as well.

Our accountant said the total is about \$46,000, he does not suggest we take that amount and add it to your budget, he said it would be reasonable to add to your greenbelt budget. Next year's greenbelt budget can be increased to \$50,000. Which is adding \$13,000 to this year's budget.

The savings from insurance, excess cash from operating, dues income correction to add \$627.

This needs to be clearly documented in the meeting minutes, we can state, as a board we agreed we had the extra money and agreed to put it toward greenbelt.

Pat Schoggins- motion to officially note in the minutes that the board realizes we have some excess cash from previous years and we want to use some of the excess cash and the savings from the insurance premiums, to put extra money towards greenbelt, approximately \$26,000 extra. And we want to add \$1789 to the reserve contribution to the current 2016 budget.

Karen-Shouldn't we get a written statement from Derrell Roberts of what was advised in your phone conversation regarding the excess cash totals?

Pat- those totals can be found in the yearend report each year.

Brady-Second-, all in favor; Brady-aye, Melendez-aye, Schoggins-aye, Hill-aye, motion passes.

### **New Business**

#### **Pool Signage**

Pat Schoggins- reviewed and discussed sign quotes and options.

Pat Schoggins- motion to approve Staton Signs quote of \$591, second -Brady, all in favor; Brady-aye, Schoggins-aye, Melendez-aye, Hill-aye, motion passed.

#### **Pool Area Regulations Sign**

Reviewed sign wording and approved.

Pat Schoggins-motion to approve the sign with correction noted: second-Brady- all in favor: Schoggins-aye, Brady-aye, Melendez-aye, Hill-aye, motion passed.

#### **Paint contractor-cabana & shed & railing paint**

Dan Christopherson volunteered to do minor repairs needed prior to painting: Reviewed quotes

Pat Schoggins-motion to approve Donovan Painting; second-Brady, all in favor: Melendez-aye, Brady-aye, Hill-aye, Schoggins-aye, motion passes.

#### **Fire Safe Council**

Pat Schoggins- We already have a board, to start our own Fire Safe Council we can use our existing President, Finance Director and Secretary/ minutes. We could incorporate a 15-20 minute Fire Safe Meeting as part of our board meeting. Creating a Fire Safe Council for Gold Ridge allows us to become part of El Dorado County Fire Safe Council, which makes us eligible for grants.

Heather Campbell is the head of the Camino/Pollock Pines Fire Safe Council and very knowledgeable and advises us to do this, Sierra Springs has just done it.

Discussion. Suggestion

Jeff Hill- we will add this to the next greenbelt committee meeting agenda.

Brandon Miller arrived, comment on large number of dead trees on Garnet.

Member came in and spoke about concerns on her street regarding approval for paint colors, tree removal and deck work. Took address and will look into and respond.

Discussion of Facebook and Gold Ridge chat sites and messaging notifications.

#### **Website**

Brandon Miller-I put this on the agenda a couple weeks ago, and have since talked with Carol and she would like to continue managing the Gold Ridge website, I have no problem with it. Carol and I talked about holding an informational meeting about technical help with websites and communication.

#### **Lodge Rental Agreement**

Brandon Miller- We had a request for a bounce house outside here, talked to the insurance agent and found out that it was no good, I would like to put something in the contract to prohibit.

#### **Pool Auto Chemical Feeder**

Pat Schoggins- discussed quotes from pool vendors, I will go thru all parts and warranties with Jeff and look at collecting quotes for next year's reserve budget.

Jeff Hill-meeting adjourned at 8:35pm.

