



BOARD OF DIRECTORS MEETING
OPEN SESSION
MINUTES
November 19, 2016

The meeting was called to order at 10:00 AM by President Steve Gasperson

The role was called as noted below:

DIRECTORS PRESENT

Steve Gasperson
Randy Gillenwater
Darrel Hall
Rod Olguin
Bob Sutherland
Chris Qualls

DIRECTORS ABSENT

Therese Harris

Staff present: Thomas Reber, GM

Steve Gasperson reported that the Board had met in executive session earlier this morning and discussed member discipline and personnel matters.

Steve Gaspersen called for committee reports:

1. Station 34 – no report
2. Recreation-Janice Gillenwater reported on several items including an invite to the Thanksgiving church service, the Christmas Gift Bazaar on December 3 from 11:00 AM to 3:00 PM, the light parade, and open house on December 10 starting at the Clubhouse at 5:30 PM.
3. Architectural Review Committee – Darrell Hall, Board liaison to ARC reported on Committee activities the week before including several approvals and one new home.
4. Finance Committee-John Eicholz reported on the finance committee final review of the budget including one minor change that did not affect the assessments for 2017.
5. Fire Wise/Fire Safe-Steve Gaspersen reported on the current work being done under the second phase of the \$35,000 grant to remove hazardous fuel. Bob Dietz reported on plans for training for Community Emergency Response Team CERT, first aid and CPR, and preparation of an emergency evacuation planning tool to be presented to all members.
6. Private Marina – Mike Everett asked if there are any questions on the Private Marina budget and reported the Private Marina will be building new docks and are collecting a special assessment to pay for them.



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7. Newsletter/website Randy Feltman reported that he's accepting information for the winter newsletter. The deadline is the first week in December.

There was a motion by Qualls second by Gillenwater to approve the minutes of October 22, 2016 meeting. Vote: 6 – Yes, 0 – No

There was a motion by Olguin and a second by Gillenwater to approve the 2017 operating and reserve budgets with 389,740 going into reserves and \$1,224,147 going into operating for a total budget of 1,613,887 and further approving the 2017 assessments of \$1896.46 per lot which is a \$166 per lot per year increase. Vote: 6 – Yes, 0 – No

There was a motion by Olguin second by Gillenwater to approve the Private Marina Budget. Vote: 6 – Yes, 0 – No

There was a motion by Olguin second by Qualls to proceed with filling the new part-time position of event and activities coordinator with an estimated cost of \$15,000. There was discussion regarding discretionary spending. Vote: 5– Yes, 1–No Sutherland voting against. Gasperson confirmed that the GM will work with the recreation committee in filling this position.

There was a brief discussion regarding the option agreement to purchase the West ramp. **There was a motion by Gillenwater second by Hall to adopt resolution number 2016 – 01 to enter into the option agreement to provide for the acquisition of the West ramp, maintenance yard/sewer plant and adjacent property vote: 6 – Yes, 0 – No.**

The Board discussed the proposal to increase deductibles on property insurance and increase the limits of coverage on crime and theft insurance. The Board asked the GM to do a little more research with additional options as well as discussing this with our bank and investment advisor. This will be continued at a future meeting.

There was discussion about providing access to the second floor of the Clubhouse. The options including a stair chairlift and a platform lift (like a small elevator). The consensus was that a platform lift is the best way to provide access for those with limited mobility. **There was a motion by Qualls second by Hall to proceed with getting firm proposals for a lift for the clubhouse and further directing that the general manager work with Darrell Hall to obtain proposals. Vote: 6 – Yes, 0 – No**



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The GM asked for direction from the Board regarding the dock replacement. Do you want detailed specifications or request proposals understanding there'll be differences in construction and materials? It was suggested that the GM and Board will work with the private marina committee tapping into their expertise and knowledge for this project

The Board discussed the recommendation from the Architecture Committee to prohibit the use of rolled roofing. Qualls indicated that three-tab roofing cannot be used in areas where there is less than a 3 in 12 slope and therefore we need additional research and discussion by the committee prior to this item coming back to the Board.

The GM requested direction on obtaining bids for seal coating the main road from Lynch Canyon Road to the intersection of Oak Shores Drive and Lakeview Drive. Since the seal coating project had been delayed there was a question as to whether the proper treatment would be a seal coat in 2017 or possibly wait for an overlay in 2018 or beyond. The Board wants to have an expert make a recommendation prior to proceeding. One of our members, Jim Brass's son Mike Brass has made recommendations in the past and we will seek out his advice at this time.

There was a brief discussion regarding a requirement that renters and guests provide proof of vehicle and watercraft insurance before entering the community starting in 2017 the GM was directed to meet with the gate staff and discuss this proposal and report back.

Gasperson set the December Board meeting for December 10th at 10:00 AM

The GM addressed a few items in his written report. There was consensus to attempt to have SLO County repair the dip in the main road near the campground, and proceed with a few "check dams" in a few gullies, and proceed with cleaning and sealing the patio rather than painting it.

The meeting was adjourned at 11:40 AM

APPROVED:

Secretary

Date