



BOARD OF DIRECTORS
OPEN SESSION
MINUTES
March 16, 2024
10:00 am, Saturday
IN PERSON
2727 Turkey Cove Road
Bradley, CA 93426

1. CALL TO ORDER: The meeting was called to order at 10:08am.

2. ROLL CALL

Board Members

Present: Matthew Gourley, Brian Kwasny, Mark Foley, Francisco Valdes, Hortencia Vargas

Present Via Zoom: Columba Quintero

Absent: Michael Garner

Quorum present? Yes

Others Present

General Manager: Brian Brintle II

Assistant Manager: Dominic Baldiviez

Board Vice Secretary: Isabell Hernandez

3. PLEDGE OF ALLEGIANCE

4. SUMMARY OF EXECUTIVE SESSION

Executive Sessions may include Litigation, Member discipline, matters relating to contracts with third parties, personnel matters, to meet with Counsel, and to determine how to proceed with a foreclosure.

Board Action and Comment: Matthew Gourley gave a summary of matters discussed in the Executive Session.

5. MEETING MINUTES APPROVAL

Approval of the February 17, 2024, Meeting Minutes.

Board Action and Comment: Mark Foley motioned for approval of the February 17th, 2024, Open Session Minutes, Brian Kwasny Seconded. The motion passed by a 6/0.

6. BOARD RECOGNITION & APPROVAL OF FINANCE COMMITTEE CHARTER

The Board to acknowledge and approve the revised Finance Committee Charter.

Board Action and Comment: John Eicholz acknowledged and explained the changes to the Finance Committee Charter. Hortencia Vargas motioned for approval of the revised Finance Committee Charter. Francisco Valdez seconded the motion. The motion passed by a vote of 6/0.

7. COMMITTEE REPORTS

- Recreation
- ARC
- Finance
- Newsletter
- Pickleball
- Private Marina
- NRWMAC
- Oak Shores 2
- Sewer Committee

Recreation: Janice Gillenwater gave the recreation report and informed of upcoming activities and events.

ARC: Brian Brintle gave the ARC Report.

Finance: John Eicholz presented the Finance Report and reported carry over seven thousand, lowest ever seen. Reserves spending well above anticipated investments.

Newsletter: Tom Alena gave newsletter report and reported he has started work on Spring Newsletter and awaiting Staff reports.

Pickleball: Janice Gillenwater gave report from Diane Taylor – she will be back 4/1/24. Need Site Plan for lighting permit from county & will need to re-submit application.

Private Marina: Randy Gillenwater gave report of contractor maintenance bill increases.

NRMAC: Brian Brintle reported information from their last meeting – no lake release schedule yet from county.

Oak Shores II: Brian Brintle reported Phase II is in escrow & evaluating water/sewer proposal. Ten lots phase will have an update soon from the developer. Rodney Olguin reported that if annexed costs of roads will be included.

Sewer Committee: Rodney Olguin reported and summarized what was spoken about regarding FEMA funds covering storm damage repairs; therefore, costs not forwarded to us. 5-year ordinance for upgrade increases fifth year – is next year. They are going for grants to reduce our costs for upgrading the sewer system. 9-million-dollar project.

8. NEW BUSINESS

a. **REQUESTING APPROVAL FOR MAINTENANCE BUILDING GUTTER REPLACEMENT**

Staff have sought proposals and received three bids ranging from \$2,250 up to \$5,500 for gutter replacements for the maintenance building after the

reroof last year. Staff recommendation is to accept the bid from Central Coast Gutters for \$2,250 to be paid from Reserves.

Board Action and Comment: The Central Coast Gutters bid was presented and recommended to the Board. Brian Kwasny motioned for approval, and Mark Foley seconded. The motion passed by a vote of 6/0.

b. AUTHORIZATION TO LIEN AND REVOCATION OF PRIVILEGES

1. The Owners of the property with Collections acct. # 21896 have become severely delinquent on their HOA account fees. The first step in the Collections action is for the Board by a majority of a vote to Authorize the Lien on the property.
2. The Owners of the property with Collections acct. # 21892 have become severely delinquent on their HOA account fees. The first step in the Collections action is for the Board by a majority of a vote to Authorize the Lien on the property.
3. The Owners of the property with Collections acct. # 21891 have become severely delinquent on their HOA account fees. The first step in the Collections action is for the Board by a majority of a vote to Authorize the Lien on the property.
4. The Owners of the property with Collections acct. # 21893 have become severely delinquent on their HOA account fees. The first step in the Collections action is for the Board by a majority of a vote to Authorize the Lien on the property.
5. The Owners of the property with Collections acct. # 21895 have become severely delinquent on their HOA account fees. The first step in the Collections action is for the Board by a majority of a vote to Authorize the Lien on the property.

Board Action and Comment: Matthew Gourley added “Revocation of Privileges” to the Agenda 8b Hortencia Vargas motioned for approval to lien and revocation of privileges. Chato Valdes seconded. The motion passed by a vote of 6/0.

c. EQUIPMENT & ASSET CAPITALIZATION POLICY

Discuss and Review Policy to require purchased items of equipment or assets exceeding \$2,500.00 in value with long term use, be entered as capitalized versus expense costs. Seeking Board resolution and approval.

Board Action and Comment: This item was tabled.

d. REQUESTING APPROVAL FOR SLOPE EROSION REPAIR

Staff seeking Board approval to pay Larry Nash Construction for road/slope drainage repairs. Invoice amounts for Lands End Road - Site Three for

\$17,350.00, Lands End Site One for \$48,560.00, and Lands End Road - Site Two for \$16,230.00. All three items to be paid from Reserves.

Board Action and Comment: Matthew Gourley motioned for approval. Brian Kwasny seconded the motion. The motion passed by a vote of 6/0.

9. OLD BUSINESS

a. OAK SHORES FIRE & MEDICAL BRIGADE BOARD UPDATE

Board Action and Comment: Matthew Gourley reported Brigade Board Meeting with Oak Shores Board to commence after the Open Session Board meeting.

b. MASTER PLANNING AD HOC COMMITTEE UPDATE

Board Action and Comment: Rodney Olguin gave Ad Hoc Committee update: Horseshoe pits, volleyball, cornhole is being staked out and leveled out. Clearing hiking trails with a chain drag system to flatten out weeds. Informed Cuesta Crews clears hiking trails.

10. MANAGEMENT STAFF REPORT

Staff Report: General Manager Brain Brintle gave report. Staff leadership reports will be given by the General Manager for time-saving purposes. Erosion control measures using DG. Procedures of West Ramp for boat launching will be email blasted within the next two weeks. Pool repairs on going and will open on time. Bigger repairs to follow, real estate property being refurbished exterior to match other buildings. Grading to be done by our maintenance at front gate for cornhole/volleyball/horseshoe pits/seasonal planning in place & building fuel reduction – building estimates through economical ways. Reported safety issues at gate, code clarification of what code can handle and dumpsters pertaining to Illegal Dumping.

11. OPEN FORUM/MEMBER COMMENTS

Members can submit a comment request to speak at the meeting and will be given a maximum of 3 minutes to address their issues-concerns-or suggestions.

Member Comment: Janice Gillenwater thanked Dominic Baldiviez for his work as Interim.

12. ADJOURNMENT: The meeting adjourned at 11:25am

Minutes submitted by Board Vice Secretary, Isabell Hernandez