

Mt. Shasta Forest Property Owners Association, Inc.
424 Main Street, Suite C P.O. Box 216
McCloud, CA 96057-0216

**Minutes of
Board of Directors Meeting**
May 2, 2009 – 10:00 a.m.

Call to Order: The meeting was called to order by Vice-President Ralph Dalessio at 10:00 a.m.. Board members present were Peter Ritt, Rick Stevenson and Ralph Dalessio. Jerry Perkins and Jim Echnoz were absent.. Other persons present were Nick Mitchell, Clarice Nutt, Bruce Lambert, Joan Dillon and Mike Stone.

Agenda: Motion by Rick Stevenson to approve agenda; seconded by Peter Ritt; 3 ayes; 2 absent.

Public Comment: None given.

Secretary's Report: Motion by Peter Ritt to approve the minutes as written; Rick Stevenson seconded; 3 ayes; 2 absent.

Financial Report: The financial report shows a balance of \$69,473.23 in checking account; \$206,450.06 in reserve accounts; \$7,836.63 in accounts receivable; and expenses of \$28,604.47.

*Motion by Ralph Dalessio to approve the financial report as given; Peter Ritt seconded; 3 ayes; 2 absent.

Correspondence: A letter from a member thanking the board members for locating an absent member of their family.

Committee Reports:

Road Committee: Bruce Lambert reported that several road construction companies (5) had been contacted for estimates to chip and seal the entrance road. Only one bid had been received at this time. The quality of the rock that is required to pass specs is difficult to obtain and is costly. River rock can be obtained and is available from Callahan.

*Motion by Ralph Dalessio to allow up to \$35,000 for the chip and seal procedure with a fog seal; seconded by Peter Ritt; 3 ayes; 2 absent..

A survey of the roads had been completed and several areas need culverts, rock, brushing and general maintenance. Enlargement of the pond, change in entrance to the lot, and additional length of culvert will be installed. Contracts are being prepared to complete the spring maintenance.

Several loads of trees from the THP have been sold.

Discussion was held regarding the use of Mag Chloride vs. the paraffin application. Rick Stevenson presented an estimate of costs to use the paraffin preparation on the roads where the

Magnesium Chloride had been placed in 2008 for dust abatement on the 5.79 miles of road already improved. The cost is \$40,500.00. The cost of the Magnesium Chloride that was used in 2008 was \$43,755.00.

*Motion by Ralph Dalessio to proceed with the paraffin emulsion using the 4 to 1 ratio this year on the roads receiving improvement in 2008; seconded by Peter Ritt; 3 ayes; 2 absent.

A contract with McClellan Construction is being drawn up for 9.50 miles for brushing/mastication. Agreement not complete as this time.

Two areas in Unit 3 and Unit 4 may be considered for brushing in order to provide an escape route in case of a fire.

DRC: Clarice reported that two applications for construction had been received. One of which the construction approved in 2007 will be completed this year.

Fire Safe Committee: The McCloud Fire Council met and will complete the work left from 2008. Burning of the piles of brush will be done as weather permits. Volunteers will be contacted for their assistance. The council expressed concerns regarding an "escape route" for members in the Elk Springs Drive area in Unit 3. It appears that no funds are available at this time to plan any new projects.

Caretaker: An order for more stop signs has been placed. Further discussion regarding the street signs due to damage in the winter – metal versus other materials. No solution at this time.

Website: Activity on the website for information has increased.

Old Business:

1. Nick Mitchell advised the board that the newsletter was mailed on May 1, 2009. The next required newsletter is November 30th.
2. Clarice reported that a letter of request for a Quit Deed for lot 1 F 08 had been sent to the County Board of Supervisors accompanied with a letter of support from the ZIB Committee to build a garage for a water tender. Members on the ZIB Committee are eager to assist on this project as the high fire dangers are anticipated this year due to drought and the need to have fire fighting equipment within five (5) miles of residents.

.Research for possible grant monies has been made. Mike Stone, retired fire chief, stated that government loans demand more strict building codes and may require pay-back. He will assist the board if a grant is desired.

Clarice reported that research is being done regarding building requirements and anticipated costs for both lots 1 F 08 and 2 A 14. No decision can be made until we receive confirmation from the county of 1 F 08.

New Business:

1. Budget for the Fire House/Volunteer Fire Department was not discussed at this time. The board was notified that the need of a budget will be required if the project proceeds with grant monies. Reserve funds or a one-time assessment could be used to build it.
2. Revision of Reserve Study: Nick Mitchell responded to the information: The amount(s) on the "proposed" revision - on page two is the current costs and the revised page is showing clubhouse/fire station and timber harvest/brushing. This only shows \$50,000 and if there is a building, there is going to be a well, septic etc. and every number we have heard is going to be higher than that; and the life span would need to be changed because if it is going to be metal it will last longer. However the first year would show a 1- 0 as there would not be a building to start from. It would take 20 years to collect that amount. It would be \$100,000 more. Cost will dependent on the lot available to build on.
3. Letter for Removing Voting Rights: A letter was approved for sending to members delinquent in paying their assessments. Law requires a date to be set for Disciplinary Hearing for those members ineligible for voting privileges. The date set for the hearing is June 13th following the regular board of directors meeting at 12:00 p.m. Cash or money orders only will be accepted to pay up dues up until July 2. Votes will be counted on July 2 in the office at 10:00 a.m.
4. Resolution for Inspector of Elections: The board approved the resolution for Joan Dillon to serve as Inspector of Elections at the July 3rd Annual meeting.

*Peter Ritt made a motion to accept the Resolution to appoint Joan Dillon as Inspector of Elections with the correction of "2008" to read 2009; Rick Stevenson seconded; 3 ayes; 2 absent. Jerry Perkins will sign the resolution after the correction is made.

5. Sample Ballots and Proxy: The board members reviewed sample ballot and proxy to be sent out with election material. Voting will be for 3 positions on the board of directors and amendments to the bylaws. Explanation of the procedure for voting and information regarding the proposed bylaw changes will be enclosed with the voting material.

Date was set for the next Regular Board Meeting for June 13, 2009 at 10:00 a.m.

No further business, the meeting adjourned at 11:35 a.m.

Respectfully,

Jim Echnoz, secretary
Transcribed by C.L. Nutt