

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

Minutes of
Board of Directors Meeting
October 10, 2009

Call to Order: The meeting was called to order by President Jerry Perkins at 10:04 a.m.

Present were Board members Jerry Perkins, Jim Echnoz, Ralph Dalessio, and Rick Stevenson. Peter Ritt was absent. Also present were Nick Mitchell, Bruce Lambert, Penny Stevenson, Joan Dillon and Clarice Nutt.

Quorum was determined.

Public Comment:

Joan Dillon asked how many issues per year they wanted to have sent to the members? Answer: 4 times per year.

Question: Could it be arranged to have the billing for the ads be sent out and received and put in a local Premier West Bank account from this office?

Discussion was held.

*Resolved: The request could be arranged.

Question: Can all of the information regarding the required disclosures be sent out separately to the members from AMS?

*Resolved. Nick Mitchell will send the required disclosures in April and December from the AMS office.

Question: Why can't all of the billing and collection of the membership dues be done from the McCloud office?

Discussion was held. No decision was made.

Secretary's Report: Minutes of the Board of Directors meetings on August 8, 2009 were read and approved as written by Rick Stevenson; seconded by Ralph Dalessio; 4 ayes; 1 absent.

Financial Report: Rick Stevenson gave the financial report showing \$21,651.19 in the Operating Fund; \$149,008.78 in the Reserve Fund; and \$21,049.45 Accounts Receivable; we are 118.69% of our budget for total expenses. Jerry stated that we need approximately \$5,000 to complete some maintenance the roads before the winter.

*Resolved that Jerry Perkins, Bruce Lambert and contractor Terry Hitchcock would view the work to be done and report to board members.

Discussion was held regarding unpaid assessments. Nick Mitchell stated that probably another \$5,000 will still come in for the assessments.

*Motion by Jim Echnoz to accept the financial report; Ralph Dalessio seconded; 4 ayes; 1 absent.

Correspondence Report: Clarice reported that several inquiries had been made regarding the disclosures for the association that is required when closing an escrow on properties; a request by a member to have a bug tree removed on the lot next to his; members email regarding water tanks of various sizes are available at a special price until Oct. 31; Nestle is not going to conduct business in McCloud; Green Mass is being collected by MCSD on specific dates; a phone call was received by a person interested in starting a garbage pickup and recycling. No follow up contact was received.

Committee Reports:

Road Committee: Bruce Lambert stated that the brushing was nearing completion. There are a couple of small areas that need attention but does not have to be done now.

DRC: Clarice reported that one construction permit has been received and one request for a permit for a driveway. Bruce Lambert will follow up on the permits. The census taker inquired about several properties and if there were permanent residents. Rick Stevenson has reported that the County will rescind house numbers that had been issued but no improvements have been done. Nick Mitchell reported that letters had been sent out to two members regarding infractions on their property.

Fire Safe Committee: Clarice reported that no action is being taken by the Fire Safe Council at this time. Apparently no grant monies are available.

The ZIB Committee will not meet until November 6, 2009.

Caretaker: An injury to a construction worker has occurred while building a house. Emergency vehicles were called; the pond needs to be cleaned due to the open range cattle; a barrel of trash is picked every week from the sides of the roads; many hunters are in the area; a dead tree leaning over the road on Elk Springs Drive.

Website Report: No report.

Old Business:

1. Newsletter – Deadline for the next issue is November 1st. Joan Dillon requested that articles for the newsletter be sent to the McCloud office before the deadline. Nick Mitchell will send out the required disclosures in December. Ralph Dalessio requested that his ad be published in color as had been formerly agreed on.

2. Budget for Fire House: A 501(C) 3 has been filed to house the Water Tender and the fire engine on lot 1 F 08. Grant funds can be obtained through the 501(C) 3. The lease has not been obtained from the county as yet.

New Business:

1. Budget for 2010: was read by Rick Stevenson. (The full budget will be reported by Nick Mitchell in disclosures.)

* Motion by Jim Echnoz to accept the budget; seconded by Ralph Dalessio; 4 ayes; 1 absent.

2. 2010 dues increase: An increase of assessments to \$485 per year was determined. The increase would be \$15 for operational expenses and \$50 to develop 1 F 08 for a fire station.

*Motion by Jim Echnoz to establish the assessments for the calendar year 2010 at \$485 per lot; \$315 of that amount for operational funds; \$120 of that for the special fund for roads and \$50 for fire protection within the forest; seconded by Ralph Dalessio; 4 ayes; 1 absent.

3. 2010 Collection Policy: was reviewed. Single payments will be required. Assessments will be due on January 1, 2010 with one payment only.

*Motion by Jim Echnoz to accept Collection Policy; seconded by Rick Stevenson; 4 ayes; 1 absent.

Resolution 2009-2 was presented.

*Motion by Jim Echnoz to accept Resolution 2009-2 as written; seconded by Rick Stevenson; 4 ayes; 1 absent.

4. Delinquent owners will be sent letters regarding the delinquency and will go to collections as of 10/15/09.

*Motion by Ralph Dalessio to send delinquent dues to collections 10/15/09; seconded by Rick Stevenson; 4 ayes; 1 absent.

Date set for next meeting: December 12, 2009 – 10:00 a.m. at office.

No further business, the meeting adjourned at 11:30 a.m.

Respectfully submitted,

Jim Echnoz

Transcribed by C.L. Nutt