

FILE

MINUTES ANNUAL MEETING 2006 WILDWOOD WEST ROAD ASSOCIATION CORPORATION

The Wildwood West Road Association's Annual Meeting was held 9-17-06 at 20564 Wildwood West Drive. Officers attending: Chairwoman Karen Gifford, Vice Chair, Jeff Wilgus, Road Director Steve Zoch and Secretary Jim Roddy. (Treasurer Vic DeLong absent due to knee surgery.) A super majority of 69.5% of Members, thirty parcels, was represented.

Chairwoman Gifford called the meeting to order at 5:50 p.m. on a pleasant autumn afternoon at the home of Keith and Gigi Calkins, the gracious hosts of the meeting. The luxurious setting with 5,000 square feet of lush lawn, large swimming pool, shade shelters and spectacular views made for our most satisfying meeting. A record crowd enjoyed the Calkins' hospitality.

Chairwoman Gifford welcomed new comers to the road; Steve and Keely Smith, Alin and Sarah Lazard, and first time visitors Donna Rocker and Rod Douglas, and acknowledged Al & Donna Gebhart and Time Rossovich who were not present.

Minutes of the 2005 Annual Meeting were approved as previously published.

The meeting was recessed at 5:57 for a special presentation by two "on-duty" local firemen, Nick Pendley and Doug Boan. The firefighters praised Members for their efforts to reduce the fuel load on parcels and along our road. Pendley explained that they have instituted a new FREE program of installing Fire Detectors in homes. Contact the fire station, #44, main entrance to Lake Wildwood. He also highlighted fire safe practices: keep a 100 foot defensible space around buildings, remove leaves and needles from roofs and gutters, all chimneys must have a minimum one-quarter inch spark arrestor screen, keep firewood piles at least thirty feet from dwellings, and remove combustible materials from under decks. Their presentation was interrupted at this point by an emergency radio call. They left immediately. (Fire Safe Flyers are available. Call the WWW Board.)

The regular meeting was again called to order. Ms Gifford announced the results of ballots. Elected to office of Vice Chair was Jim Blankenhorn. Carolyn Croker was elected to serve as Corporate Secretary. The vote was unanimous for each. On the issue of installing three speed bumps on the road; the measure was defeated. Yes 13, Nay 18. On the question regarding *other types* of speed deterrents the vote went the other way; Yes 19, Nay 11. A long discussion about speeders ensued.

Secretary Roddy reported that the speed bumps were prohibitively costly, approximately \$1,000 each. Member Rod Douglas, offered an alternative, recommending a "Speed Monitoring" device with visual speed indicator and camera recorder system which would identify speeders who would then be issued citations using an escalating scale of fines. Mr. Douglas will report back to the Board on costs of such a device. (Note: If approved by the Board, the Bylaws would then have to be changed by a vote of the Members to authorize fines for violators. Another possibility would be referral to the District Attorney for prosecution of violators.)

Officer's Reports:

Secretary Roddy announced that he and Vice Chair Wilgus were retiring from the Board. He recognized members in attendance who had served on the ad hoc committee, which wrote the first Bylaws and set the agenda for the newly formed Association. They were; Greg Parsons, Mark and Dianne Rockwell, Jim Burton, Jim Lighthouse, Marc Gifford, Bill Croker and members of the current Board. (Other members of

the original committee were; J.D. Salyer, Bob Bell, and Donna Lighthouse.) Roddy also expressed appreciation to Keith and Gigi Calkins for their gracious hospitality for hosting the event. He also thanked the Members for their loyal support over the years.

Vice Chair Wilgus reported the successful spring yard sale netted \$850 for the Road and indicated he was willing to organize the event next year in May. Frank and Sharron McConnell volunteered their large lawn area as a site for the yard sale. Jeff also thanked the Members for their support and help. Please start saving items you wish to donate.

Road Director Zoch explained the bidding process and the "scope of work" and why the contract for the recent overlay was awarded to Franza Paving. Even though only three bids are required by the 1976 Declaration of Road Maintenance, he solicited four bids this year. Further, he stated he has funds budgeted for a transfer load of shoulder gravel and for repair of a pot hole at the Calkins' curve. He will announce a Road Work Day when the weather cools. He is looking for a device that would allow easier application of the gravel. A Member suggested we contact a Ready Mix concrete company and see if they had a piece of equipment which would work. Zoch also explained that the proceeds from the yard sale will be used to make the curves safer. (The funds will also be used for reflector paddles.)

Member Chuck Frank suggested asking Simpson and Simpson Paving, Auburn, be given a chance to bid on the next overlay project.

Treasurer's report: Bank balance at West America Bank, \$5,026.58 with no outstanding unpaid bills. Chairwoman Gifford expressed her appreciation for Vic Delong's meticulous method of keeping the corporate books. (Get better soon, Vic.)

Chair's report: It was an emotional moment for Kerry Gifford when she announced the retirement of Jeff Wilgus and Jim Roddy. The original group had been together since 2002. She recounted the success of the Association this year. Chief among them was convincing the Nevada County Board of Supervisors to grant our request to abandon the "offers of dedication" on our road. This was the first road in the county to achieve this important goal. She thanked the Members who turned out en masse to support our cause, now known as Resolution # 06-407. She singled out Marc Gifford for his dedication in helping bring this matter to a close by doing research and appearing before the county board. She also thanked the Bell's, McConnell's, Roddy's and Parsons' for the removal of trees and brush along the roadway. She thanked Jim Burton for clearing the hazardous brush from the first curve in the road. And she acknowledged Robin Zoch for assistance in preparing legal documents. She also noted the efforts of Bob and Nan Spier for keeping our web site up-to-date and organized. You are urged to contact any Board member if you'd like to volunteer your talents. Gifford reported all members had paid their 2006 dues assessments.

She further explained that we did not qualify for tax-exempt status. The Association paid taxes of \$38 to the IRS and \$800 to the Franchise Tax Board for corporation fees. She noted that the Corporations books are open to any member for inspection and all meetings are open to Members. Ms Gifford reminded Members that next year, September '07, three positions on the Board of Directors will be open; Chair, Treasurer and Road Director. "It is very important to have residents take an active interest and get involved as openings on the Board become available." Ms Gifford also stressed the importance of keeping the channels of communication open. If you have concerns call any member of the Board. She thanked the record crowd for attending and applauded Keith and Gigi for making their lovely home available for the meeting. The Calkins' immediately volunteered to hold the 2007 meeting at their home. (How generous is that?)

New Business:

Chuck Frank suggested we widen the pavement on the curves. Director Zoch explained that the highest priority is to continue the overlay project to save the road and that it would be a number of years before funds would be available to widen the lanes.

Bill Croker announced that high speed internet service was now available through *Grass Valley.net* and pointed to a new satellite tower on a nearby hill. As he recalled, the installation of the home satellite cost \$250 and monthly charge was \$49.

Sharon Burton complained of children riding ATV's at speeds in excess of 40 miles per hour presenting a great hazard. She had hoped speed bumps could have been installed.

(NOTE: Unlicensed driver are prohibited from riding or driving any type of motor vehicle on Wildwood West Drive.)

Greer Proposal:

Motion: Jim Roddy moved that the Board of Directors explore the possibility of entering into a contract with a single propane supplier to provide exclusive service to all residents on Wildwood West Drive. Second by Greg Parsons.

In exchange for the exclusive rights, the propane company would guarantee a rate per gallon substantially lower than the current average market rate. It must be a long term contract.

Providing a supplier is amenable to such an agreement, the Board should immediately mail ballots to all parcel owners seeking their cooperation as a party to this contract.

The secret ballot must contain all costs associated with the changeover; setup fees, annual rental costs, with a clause prohibiting a fee for emergency fill ups. There must be a stipulation that the service would be phased in, so that the home owners could use the propane on hand.

Vote, unanimous.

The next annual meeting will be held Sunday September 16, 2007 at 20564 Wildwood West Drive, Penn Valley, CA

Meeting adjourned at 7:07 p.m.

Jim Roddy, Secretary

**WILDWOOD WEST ROAD ASSOCIATION CORPORATION
ANNUAL PICNIC AND GENERAL MEETING
SEPTEMBER 11, 2005**

September 19, 2005

Dear Neighbor:

Once again it was time to have a general meeting of the association members, which we combined with our wonderful picnic at Lake Wildwood Hideaway Park. The weather cooperated beautifully and we had enough members present to satisfy a full quorum. This is a wonderful opportunity for the residents to have a casual atmosphere in which they can mix, mingle and in some cases meet their neighbors for the first time.

The first order of business is thanking all the folks that made the event work from the beginning. Bob and Nan Spier secured our wonderful site for the event and were the official photographers throughout the day. Dianne Rockwell got out the invitations and did the shopping for the meat. She passed her purchases on to Sharon Burton, Vivian Roddy and Nan Spier for precooking. Those ladies then made the hand off to the grillers: Jim Burton, Jim Roddy and Lee Traupel. Now that's teamwork.

During the meeting Jim Roddy called upon each member of the Board to make their individual presentations followed by any formal information for the record. The officers took the opportunity to recognize the efforts of their fellow members of the board. It was very clear they worked through all the challenges regarding legal issues, corporate filing status and road maintenance with positive results. There were sincere expressions of mutual respect for all the hard work and dedication each member provided. There was also special recognition for some association members who donated their time and energy behind the scenes. Nan and Bob Spier are instrumental in maintaining the web site, which is a valuable communication tool all residents are encouraged to use. Two other residents who have given their time to do labor intensive research are Robin Zoch and Marc Gifford. On road work days, in addition to the board members, the following gentlemen provided assistance: JD Salyer, Bill Croker, Chuck Bloom, George Calkins, Joe DeSimone, Jim Blankenhorn and Lee Traupel.

For all of you that were in attendance this year thank you so much for coming. Please spread the word, to others that were not able to come, that this is an important process to have concerns and issues brought forward in an open forum. The board needs to hear from you all to help guide us in our work. As soon as all the details are worked out for next year it will be posted on our web site, <http://wildwoodwest.org/>, so you can save the date.

Please review the following pages enclosed, which are the official meeting minutes that will be offered into record and if approved will be accepted into the permanent file at our next event. If you should have any questions please contact anyone of the officers listed below. Enjoy the rest of the year and may you all be safe, well and happy. SEE YOU ON THE ROAD.

Sincerely,
Vic DeLong
Karen Gifford
Jim Roddy
Jeff Wilgus
Steve Zoch

**WILDWOOD WEST ROAD ASSOCIATION CORPORATION
OFFICIAL GENERAL BUSINESS MEETING MINUTES
SEPTEMBER 11, 2005**

Meeting called to order at 5:30 by the Chairman, Jim Roddy with a full quorum of 29 parcel owners represented and the following board officers:

Jim Roddy-Chairman
Jeff Wilgus-Vice Chairman
Steve Zoch-Road Director
Jim Lighthouse-Treasurer
Karen Gifford-Secretary

The minutes of 9/12/04, as published, were approved as the first order of business.

As the secretary, Karen Gifford, highlighted two documents that were in need of review and response by the members. One was a petition to release the road dedication and the other required a commitment form the 25 burdened homeowners regarding maintenance.

Jim Lighthouse, Treasurer, provided the following financial status of the organization: Checking account (WestAmerica Bank) balance \$6,712.10 and a Certificate of Deposit (Citizens Bank) \$10,000. He also stated assessments with the exception of one parcel owner are current.

As the Road Director, Steve Zoch, is projecting an overlay for 2006 costing approximately \$20,000 that will allow about 1000 feet of coverage. He recommends that we continue the overlay process from where the last work was completed, then patch as needed in the off years. This year only a portion of his budget was used for the gravel work done in June.

Jeff Wilgus, as the Vice Chairman, had his duties expanded to take charge of the Nomination Committee for the board positions open and also officiate the tallying of the ballots.

Jim Roddy took the opportunity to thank Bob Nehls, George Calkins and Bob Spier for suggesting, last year, the association incorporate (effective 2/1/05). Now the liability for the association is significantly reduced. The only item remaining, special tax-exempt status from the IRS and Franchise Tax Board.

Election of candidates for open officer positions remained as stated on the proposed ballot, no additional challengers were added from the floor. Once the nominations were closed, the votes were verified and the results were announced as follows:

Chairperson-Karen Gifford
Road Director-Steve Zoch
Treasurer-Vic DeLong
Secretary-Jim Roddy

The results of the straw poll question:

Are you interested in imposing a special or extra assessment for half-mile pavement overlay?
Results for those present: 18-yes/7-no/1-abstention. Conclusion: Not enough support from the members to proceed.

Recent fire safety inspection for our residents overall is good. What we are lacking is enough safe zones. There is only one fire safe zone, that is at the Salyer parcel at the end of the road. It is intended only to provide a safe haven for the families south of Mellow Pines Drive. Currently a secondary fire escape route is not possible. We do not have the authority to spend money on anything other than the maintenance of Wildwood West Drive. Even if we had the money, we would need to gain recorded easements to the Chase Cattle Ranch. Expenditures could be in the tens of thousands of dollars for gravel and with any slope over 16 degrees it would require additional paving. Even if all that were accomplished residents would still only be a quarter mile south of Wildwood West Drive. In the opinion of Jim Roddy, sending residents into the rough terrain, with an overabundance of combustible fuels, could be a death trap of major proportions. It is important that all residents understand they must provide individually for their safety if a wild fire starts. It is the advice of this board that each homeowner should have a plan in place to protect themselves and prepare to leave the area early. It would also be helpful to know residents that have pools or water tanks on their property that could be used in an emergency. Finally keep in mind clearance restrictions have changed from 35 feet to 100 feet.

During the open forum part of the meeting Gigi Calkins made the following suggestion: Issue residents car decals for easy recognition. The members present had a positive response to this idea since it could be a deterrent for uninvited traffic on our private road and provide an element of safety. The board will take this proposal under advisement and explore the cost.

The meeting was adjourned 7:30 PM.

Karen Gifford
Secretary

“MINUTES STAND CORRECTED AS OF 9/21/05”

CONFIDENTIAL

**WILDWOOD WEST ROAD ASSOCIATION CORPORATION
OFFICIAL GENERAL BUSINESS MEETING MINUTES
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The meeting was adjourned 7:30 PM.

Karen Gifford
Secretary

"MINUTES STAND CORRECTED AS OF 9/21/05"

**WILDWEST ROAD ASSOCIATION
MINUTES FOR THE ANNUAL PICNIC &
GENERAL MEETING
DATE: SEPTEMBER 12, 2004
LOCATION-LAKE WILDWOOD HIDEAWAY PARK**

What a super day for our gathering the weather was perfect, the location was convenient, the food was yummy and the people attending GRRRRRRRRRRREAT! Many THANK YOU'S to our Party Organizer, Dianne Rockwell and her wonderful team consisting of Vivian Roddy, Nan Spier, Jackie Wilgus & Sharon Burton. You all made this event come together so nicely. We had a total of 21 parcels represented and one special guest our attorney, Allan Haley. Arrivals started at 3:00 PM allowing everyone a chance to chat, eat a bit and then we got the meeting underway.

The Chairman, Jim Roddy, introduced all of the Board members present. Each one had an opportunity to make a brief presentation.

Karen Gifford, the Secretary, had indicated an information board was setup showing the progress of the Association since the picnic last year. A copy of the minutes from the most recent general meeting, in July, were also posted. Since the Treasurer, Jim Lighthouse, was on vacation Karen also provided the current balance, \$8,424.15, remaining in the bank. Additionally there are six parcel owners to date that still have not paid their annual dues and will be subject to legal action if they remain delinquent.

Steve Zoch, the Road Director, detailed the road repairs completed to date and what future planning will take place, such as a left turn lane from Pleasant Valley Road onto Wildwood West. He also continues to seek input from all owners to keep our road functional and safe.

Jeff Wilgus, the Vice Chairman, wanted to assure everyone present the Board was on the right path to preserve and protect our road. He encouraged all residents to participate in this process as well.

Mark Rockwell, 2nd Vice Chairman, was chosen by the Board to make a major presentation relative to our legal challenges. He explained the need for the Association to direct their focus, look at options, take action and maintain unity. For those of you not in attendance please refer to the attached review Mark prepared to get the details.

Jim Roddy summed up the need to be proactive and not reactive to our current situation. We need to control our destiny but proper representation is required, which would call for adequate funding. He has tried to contact other Home Owner Associations with little or no success. He suggested we have our own seminar for private road owners, which might evolve into a "Private Road Federation". If we succeed in getting the Offer of Dedication withdrawn for our road we will be protected from future lawsuits because we will have a legal judgment on our side. To keep more control of our road new sign have been ordered showing restrictions for members only, otherwise users are trespassing. At

this point he introduced our legal counsel, Allen Haley, to define our present situation and answer any questions from the attendees.

Mr. Haley is our legal representative and we maintain a client privilege relationship with him. All of his comments and responses to the questions posed at this meeting will be kept confidential and not published in this communication. For those of you not attending should you wish more details please fee free to contact your Board of Directors.

After hearing all the presentations the membership was asked to show their support monetarily to sustain a legal defense for our private road status. Each parcel owner was asked to contribute \$600 to meet the projected financial obligations of the Association. Pledge cards were made available to allow for many different options of payment and they will also go out to all parcel holders not present. The total of contributions received that evening \$7,204 (\$4,204 in checks and another \$3000 in pledges). **THANK YOU** to all of you that offered your support so quickly so that we can work as a united front for the protection of our rights and environment.

Jim Roddy introduced the next item on the agenda, Liability Insurance. In order to protect an individual parcel owner from law suits, the State of California requires minimum coverage as follows: \$2 Million for the Association and \$500,000 for the Board of Directors. Currently it would cost us \$3,000 a year, translating to \$70 per parcel, to meet this requirement. Since there are not enough members present (50% needed) to decide this issue will need to submit a ballot to everyone and see if we proceed with a special assessment for this expense.

Motion, made by Greg Parsons: Create a ballot, which would be sent to all members for a special insurance assessment and if approved by the majority of owners will be collected this year.

2nd, Bob Spier.

Vote called for but not completed instead the Motion above was amended.

Motion, Greg Parsons: Create a ballot which would be sent to all members for a special insurance assessment, which would be collected this year and change the current Bylaws to collect future liability insurance fees with the annual parcel dues.

2nd, Marc Gifford.

Vote called for but before it could be sent to the floor for a vote one additional amendment to the Motion was added by Greg Parsons: Board of Directors provide a breakdown of costs on various options available that would offer adequate liability insurance coverage. Once all costs are confirmed prepare and send a ballot out to all parcel owners asking them to vote on one of the following: 1. Amend the Bylaws to collect Liability Insurance along with the annual dues. 2. Change the Association status

to "Incorporated" and amend the Bylaws to collect fees with the annual dues. 3. Do nothing.

2nd, Mark Rockwell.

Vote called for and Approved Unanimously.

For the final item on the agenda, Jim informed the members that both the Vice Chairman and Secretary Board positions were expiring and were open for nominations.

Vice Chairman:

Frank McConnell had submitted a written nomination for Mark Rockwell. Mark respectfully declined.

Greg Parsons nominated the incumbent, Jeff Wilgus and he was willing to serve again.

2nd Gigi Calkins

Other nominations requested before the vote was called for and none were received.

Vote: Approved Unanimously.

Secretary:

Greg Parsons nominated the incumbent, Karen Gifford and she was willing to serve again.

2nd, Mark Rockwell

Other nominations requested before the vote was called for and none were received.

Vote: Approved Unanimously.

Due to the late hour no future date was set for the next General Meeting, that information would be forthcoming. The next Board of Directors meeting is scheduled for October 30, 2004.

Meeting adjourned, 7:30 PM.

Karen Gifford

Secretary

9/20/04

Wildwood West Drive
Road Association
P.O. Box 1095
Penn Valley, CA 95946

September 22, 2003

Dear Neighbor & Wildwood West Association Member:

On Sunday, September 14, 2003, we had our annual picnic and general meeting. The turn out was great, a full quorum of officers and residents. Our thanks go out to Dianne Rockwell for putting things together and the cooks who braved the smoke filled barbaques, Jim Burton, Jim Roddy and Mark Rockwell. Additionally for all those attending thank you for your support and participation, wonderful to see you all. For those of you that we not able to be with us here's a quick recap of the agenda: eating, mixing, eating, laughing, eating, chatting and finally eating. Did I leave out eating?

After all the above was accomplished we did actually have a full agenda for the general meeting phase of the day. Here is a condensed recap:

*Our acting chairman, J. D. Sayler, summed up what has been happening since a temporary committee was formed in October 2002. The primary focus being road repair, collection of operating funds, preparation of Bylaws, seeking legal counsel and doing research with respect to pending litigation with Ian Garfinkel. Most of you should have received a letter in January 2003 covering many of these issues as well as the results.

*Our acting Treasurer, Donna Lighthouse, brought us up to date on our bank balances. In round figures the General Road Repair account is at \$1,800 and Legal Fund account is \$4,200.

*Greg Parsons did research on getting NID Irrigation Water for our area and the bottom line here, cost prohibitive. Fees, hook up, maintenance for some could be well over \$100K.

*The acting secretary, Karen Gifford, shared a quick recap of the committee meetings, how they were run and where to retrieve minutes on the website, created by Bob Spier.

*Nominations were taken and announced by Marc Gifford for a new Board of Directors.

*Dianne Rockwell asked for responses to her request for "Street Directory" information.

*Jim Roddy asked everyone to read over the Bylaws that had been prepared and handed out. (For those not in attendance Bylaws are included in this mailing.)

*Jim also led the final issue for discussion, the Ian Garfinkel situation. We have a deadline of 9/22/03 to respond with any proposals. This generated much debate but a unanimous final resolution was achieved by all in attendance. We would work with our attorney, Allan Haley, along with three appointed representatives of the association, Marc Gifford, Jim Roddy and Mark Rockwell, to negotiate and try to end the dispute. A final motion, agreed upon by all would be the terms of our settlement: Face to face meeting with Mr. Garfinkel, he must pay an association fee of \$25,000 (\$15,000 fall back offer) and no splits on property, one parcel only.

Now everyone is up to date and it is time to ask you for YOUR VOTE. In this package of information you will find a BALLOT and RETURN ENVELOPE. Please follow the instructions (No hanging chads!) for each of the three sections requiring your response and return the ballot by OCTOBER 22, 2003. There is one vote for each assessment and late ballots will not be counted. Thank you all in advance for your cooperation and support.

As we roll along into the next season best wishes are extended to you all.

Sincerely,

Karen Gifford
WWDRA-Acting Secretary

9/14/03 Wildwood West Annual Picnic-Secretary's Report

*Since our picnic last year, 10/6/02, the working committee that was established started to meet 10/14/02 and then gathered seven more times (11/02/02, 11/13, 11/30, 12/14-1/04/03, 2/1, 2/15 & 3/8). For those of you that provided e-mail addresses copies of the minutes were sent out, additionally all the information was posted on the Website (wildwoodwest.org)...thanks to Bob Spier.

*For those of who were not able to follow our progress, since no one gave me a time limit, I thought I would read all my notes...should only take an hour I read fast!!!!!! Only Kidding-

*That being said... The committee's major focus was to address concerns that were voiced at the picnic such as: road repairs (current quick fix & plan for the future), legal/liability issues, create a Constitution & Bylaws. By the second meeting however a curve, enter Ian Garfinkel.

*Our meetings some times took 4 hours and afterwards many of us went home to have a toddie or 3. As we progressed we did attain more order using an official gavel to start & stop our meetings, the Roberts Rules of Order and setting a firm time limit. The last few meetings were ONE hour or under.

*On our last meeting (3/8) an impromptu invitation was extended to all that wanted to come. Minutes were not posted, by popular request, since this was more town hall style, offered many sources of input and could confuse our pending legal situation. There was however, a letter sent to all property holders after this gathering providing a full account issues and results since the committee was formed.

*While the committee has not gathered for some time meetings were held and correspondence was exchanged with our attorneys. Also research and fact finding was carried on by many involved.

*That brings us to---here and now. Please everyone make sure you get your copy of the Bylaws before you leave today if you don't have one. **THAT'S ALL FOLKS!**