

WILDWOOD WEST ROAD ASSOCIATION CORPORATION

11th ANNUAL MEMBERSHIP ASSEMBLY & PICNIC

BOARD MEETING MINUTES-SEPTEMBER 8, 2013

Karen Gifford (Board President) expressed everyone's overwhelming appreciation to the Calkins family for once again hosting the annual WWRA assembly and annual picnic, and called the meeting to order at 6:00pm.

The board members present: Karen Gifford, Danny Estin, Lori Herrera, and Greg Parsons. Alain Lazard (Treasurer) was unable to attend due to medical issues. Danny Estin briefed his report in his absence. In addition, 38 WWRA members and 3 invited guests were in attendance.

First order of business from the Board President:

- Reminder to members of the purpose of the WWRA:
 - o Maintain good order, safety and maintenance of the road
 - o Honor speed limits
 - o Only licensed drivers allowed on the road
- Welcomed the Biers and Blackhorn families to our association.
- Welcomed and thanked the honored guests: Gene Vander Plaats (District Fire Chief), Hank Westin (Nevada County District 4 Representative), and JoAnne Drummond (Fire Safe Council of Nevada County)
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Honored Guests:

Gene Vander Plaats (District Fire Chief):

- Thanked the Association for the invite and for the outstanding safe fire upkeep of our properties and road. No other comments.

Hank Westin (Nevada County District 4 Rep) briefed:

- The expectations of the County budget seem to be in good shape with the exception of the ramifications of what will happen with the upcoming release of prisoners.
- There is funding for a 2 year project for the installation of a sewer pipeline from Penn Valley to the Wildwood Sewage Plant.
- Regarding the Fire Fees, landowners must submit payment, but include the protest letter once again this year.
- Bridgeport funding still in the works, but looking positive.
- Possible Western Gateway Park closure due to lack of funding. Taxpayers will be solicited for an increase in order to keep this 80 acre park maintained.

Questions asked of Hank Westin:

- Q? What is the status of the Verizon Tower installation? A: Verizon has pulled the permit. No more information pending as of now.
- Q? What are the chances of a left turn lane installation onto Wildwood West Drive from Pleasants Valley Road? A: Request must be submitted. Best time for that to happen is when they install the sewer pipeline.

JoAnne Drummond (Fire Safe Council Representative):

- Introduced the Fire Safe Council as the Nevada County's Non-Profit Organization designed to Remove-Replace-Reduce fire combustion in order to prevent wildfires. She also acknowledged what a great job the county and the members of our road are doing to minimize the chances of wildfires.
- Reminded members to remove fire fuels up to 100 ft from any structure.
- Visit www.areyoufiresafe.com for information on non-profit assistance programs including:
 - o Special Needs Assistance
 - o Defensible Space Advisory
 - o Community Green Waste drops
 - o Defensible Space Verification Service
 - o Chipping
- Register your cell phone in order to be notified by the County's Emergency Notification System regarding evacuation orders via your service phone line, cell phone, or text messages. Your home phone is automatically notified as part of the public safety data base.
- Members that were unable to attend the meeting may acquire a very informational fire safety copy of the "Prepare for Fire Season Guide" that was available for distribution at the meeting. Contact Karen Gifford or visit the website listed above.

Officer Reports:

Secretary: Lori Herrera read the meeting minutes from September 9, 2012.

Motion: Bonnie Calkins

Approve the minutes as read with no exceptions.

Second: Greg Parsons

All in Favor with no exceptions. Motion Carried.

Treasurer Report Fiscal Year 2012-2013: Danny Estin reported in Alain Lazard absence.

The balances of the association accounts with Eldorado Savings Banks were as follows on April 30, 2013, at the end of our fiscal year:

- Checking Account:: \$3,918.17
- Certificate of Deposit #1: \$16,129.63
- Certificate of Deposit #2 \$10,025.67
- TOTAL: \$30,073.47

The current balance on 8/31/2013, including \$280.00 of undeposited funds is \$37,683.59.

Financial report is a bit of an ostentatious term to apply to the presentation of the association's financial activity. For example, FY2012-13 can be summed up in 19 transactions, less than most mom and pop small business's do in a single day!

- 8 deposits made of 43 checks (\$10,099.00)
- 10 checks written (\$2,166.25)
- One internal transfer to a Certificate of Deposit/CD (\$10,000.00)
- Plus once every two to four years a major paving or overlay is scheduled which brings the bank balance to a minimum.

We have been using QuickBooks as the bookkeeping software for the last eight years. This is a fantastic program but rather complicated for a neophyte and prone to mistakes not easy to reverse (17 identified since 2005). Furthermore, a file read by a 2012 version of the software, for example, cannot be read by earlier version, forcing you to purchase a new version basically every year (\$300). We use at most 1% of its capabilities and it appears to me that a simpler, more user friendly, free software would be most appropriate for the successive treasurers of the association or just using a plain spreadsheet instead.

As in the last few years, we finished our fiscal year with several accounts payable. There were four delinquent parcels as of 04/30/2013, owing a total of \$1,080; \$200 of which has been regularized as of today. The Board of Directors has spent/wasted endless hours trying to find incentives for compliance to no avail. It must be stressed that the problem in question concerns the same three parcels year after year. Offers for payment plans were ignored; certified letters with returned receipts were either ignored and/or not accepted by the addressee, etc. The Board reluctantly decided to implement penalties for late payments. If I may, I would strongly urge the new Board to enforce such policy without hesitation.

Additionally, a filing with the county insured that when a parcel is in escrow, the title company involved must verify with the Road Association that the road dues are current or to collect any delinquent ones out of escrow. Thank you to Robin Zoch for pointing out this procedure and Karen Gifford for filing the necessary forms with the county. The last point I would like to raise is that the administration's Association overhead has been slowly reduced over the year, mostly because of the increased utilization of e-mail for all kinds of mailings, which could be even further extended to a few remaining activities. This administration's overhead represents 22% of the entire overhead cost (last 8-years average). On the other hand, the cost to maintain a California Mutual Benefit Corporation is eating the last 78% of our overhead, for a total \$8,853.67 (Cal minimum taxes, Fed taxes, penalties, CPA, etc.) or roughly 1/8th of our annual income for the same eight-year period. I personally think that it is a high price to pay for the elusive protection offered by a corporation. When I took over the treasurer position and surveyed some 10 local banks for the best terms (minimum account balance & CD rates), none of the bank had ever heard of a road association being incorporated. Maybe other association knows something we don't...or vice versa. I believe that this subject should be revisited and reassessed by the new board or even by an at-large commission chosen by the board.

Vice Chair: Danny Estin

Commented on the success of the Annual Spring Donation Event in which the association received an all-time high of \$2044.10. Thanked all for the assistance of said success in his unfortunate absence, with a special thanks to Anthony and Michelle Prescott, for once again allowing this event to take place at their home.

Reiterated his last years desire to get a group together to implement a Fire Evacuation Drill for the road. Anyone interested, please contact him.

Road Director: Greg Parsons

- We are on track with the 2014 road maintenance as briefed last year.

Questions/Concerns asked of Greg:

- Q? Blooms property has a section of road that needs repair. Answer: Greg will come by to look at the damage.
- Q? What about the gravel eroding? Answer: In Greg's opinion, adding gravel increased the erosion of the sides of the road due to lack of rooted vegetation growth causing rain water to wash the gravel away, creating a bigger problem.

Due to the potential financial liability as a consequence of inaction on the issue of speed control, a motion was made by Greg Parsons and seconded by Anthony Prescott stating:

- I move that within 90 days, the Board shall mail out a physical polling questionnaire via USPS to all WWRA parcel owners, polling their support/non-support of the installation of speed humps, not to exceed 2" in height. Should the majority favor the installation, the Board will determine effective locations with parcel member's input, and will require affected burdened landowner's consent. Additionally, this polling shall be on the record. Individual parcel polling responses shall be returned signed, via USPS, identified and printed in subsequent Board meeting minutes, and distributed to the membership.

Debate followed, with objections to include:

- The polling being on the record.
- The 90 day time frame.
- It was suggested that a "sample" 2" speed hump be installed within 6 months as a trial basis for members to drive over for reference, then poll the membership within 90 days following that installation for feedback.

The motion and second were retracted and amended as follows:

- I move that within 6 months, the Board shall install a 2" speed hump as a trial basis. Within 90 days following that installation, the Board shall mail out a physical polling questionnaire via USPS to all WWRA parcel owner members, polling their support or non-support for the installation of speed humps, not to exceed 2" in height. Should the majority favor installation, the Board will determine effective locations with members' input and will require affected burdened landowners' consent. Additionally, individual parcel polling responses shall be returned via USPS, results compiled, printed in subsequent Board meeting minutes, and distributed to the membership.

Motion was made by Greg Parsons, seconded by Anthony Prescott. Motion carried by 20 votes, one exception.

Chair: Karen Gifford

Election Results: Total of 32 votes, exceeding the minimum required, resulted in the election of Jim Blankenhorn as Chair, Bill Croker as Treasurer, and Anthony Prescott as Road Director. Congratulation to all.

If you have changes affecting the call tree list, please contact Karen Gifford to update.

The polling of the members present resulted in Saturday, September 13, 2014 as the next scheduled Annual WWRA assembly/picnic.

The next scheduled WWRA Board meeting is scheduled for October 19, 2013 at 9 AM. Host: Danny Estin. Agenda: Oath of office and 2014 scheduling.

Before retiring from the board, Karen wanted to thank all the current officers serving with her and wished the new board all the best going forward. She also emphasized that we live in a wonderful place and would encourage anyone living here to take an active role in the future development of the road association.

Motion: Bill Croker

Adjourn meeting at 7:47pm

Second: Greg Parsons

All in Favor with no exceptions. Motion carried.

Prepared by Secretary: Lori Herrera

Safety is a major concern on our road to protect people, pets and property. If you don't want speed bumps or other deterrents, control your speed, and remind your visitors to do the same. Only licensed drivers may drive on the road.

SAVE THE DATE: Saturday, September 13, 2014 Annual Association General Meeting