

WILDWOOD WEST ROAD ASSOCIATION CORPORATION
ANNUAL MEETING MINUTES
4/30/22

Officers Attending: Steve Zoch, Al Gebhart, Bob Spier and Jesse Ettlin. Missing Lori Herrera.

21 Parcel Owners Attending: Don Beilstein, Bob Bell, Valiantsina Biaheza, Dell Bleiler, Chuck Bloom, Cindi Boone, Pat Buchanan & Shauna Stott, Dominique Byers, Shizumi Crimi, Danny & Joanie Estin, Jesse & Marinda Ettlin, Al & Donna Gebhart, Karen Gifford, Richard & Diana Kaiser, Rob Martello, Patti Parsons, JD & Joanie Salyer, Jason & Nichole Sawatzky, Steve Smith, Bob Spier, Steve & Robin Zoch.

Meeting called to order at 3:45 PM with opening remarks from the Chairman, Steve Zoch. Thanked Al and Donna Gebhart for hosting and welcomed everyone who took time out of their busy schedules to attend allowing us to meet our quorum. Spoke about our amazing community and some of the history that has makes our road association special. At this time it is important that we address the Davis Sterling Act, passed by the California legislature, which is trying to pass on restrictions to all housing developments and associations. During the last several months the board has been consulting with our attorney, Allen Haley, to define our status as it applies to this legislation. It has become clear that we do not fall under this act, if we did could be very costly and restrictive. Our attorney advised the association to amend certain areas in the Bylaws, that has been done and the Amended Bylaws will be sent to all the members to vote on.

Officer Reports:

Secretary's Report-In the absence of Lori Herrera, Karen Gifford reading the minutes from June 13 2021.

Motion Richard Kaiser

Approve meeting minutes from June 13,2021

Second Steve Zoch

All in favor, no objections. Motion Carried

Treasures Report-Bob Spier

Bank balance \$12,918.43 as of 4/30/22. Fiscal Year 2022 no major road expenses, taxes that needed to be paid \$1,645. Fiscal Year 2021 legal fees \$4,000 and taxes paid \$2,551.14. if you want a copy of the full report, please contact Bob Spier. Annual road dues invoices will be mailed and total amount expected, as in years past, \$9,540.

Road Director Report-Jesse Ettlin.

The road is in good condition, no repairs scheduled currently. Met with contractors last fall for projected work, since those numbers are no longer current, will start the process of getting new bids for future projects.

Vice Chair Report-Al Gebhart

No comments.

Chairmans Report-Steve Zoch

Packages for the Amended Bylaws will be going out, it is the final draft for you to vote on. Understandably there is a lot of information, if you have any questions, please contact me. The goal is to have full transparency. It has taken the board several months to draft the new Bylaws, with feedback from parcel holders attending the board meetings. All documentation for the corporation and supporting attachments, such as the 1976 Road Maintenance Agreement will clarify that that we do not currently fall under the Davis

Sterling Act. Some changes in the new version of the Bylaws: The board will have limits for expenditures unrelated to road maintenance, such as legal fees. No longer two classes of voters (burdened vs unburdened). A quorum for the annual meeting more clearly defined, 25% means 12 out of 46 members of the association present to conduct business. Please participate in the process of voting, it takes 2/3 of the membership in order to pass the Amended Bylaws.

Housekeeping issue concerning the last board meeting held on 3/24/22.

Motion Bob Spier

The board approves the final draft of the Amended Bylaws to be sent to the membership.

Second Steve Zoch

All in Favor 4, no objections. Motion Carried.

Open Floor for Discussion.

Bob Bell suggested using a Parliamentarian to monitor The Robert's Rules of Order. No action taken at this time.

Donna Gebhart suggested the March 9, 2022 letter from Alan Haley go in the packet of information to members. It will be part of the package going out.

Nan Spier keeps all our members contact information current please let her know if at any time if you have changes.

Association has a website www.wildwoodwest.net. Current Bylaws (dated 2016), all meeting minutes and other resource information can be found there.

Danny Estin suggested starting the Wine Downs again. These are casual get togethers voluntarily hosted by neighbors to build a sense of community and get connected in a relaxed way.

Dell Bleiler talked about his experiences here living here and especially our special climate.

New neighbor Valiantsina Biaheza welcomed to the community.

Election Results- Total Ballots 28

Al Gebhart Yes 17 No 11 Will continue as the Vice Chair.

Karen Gifford Yes 27 No 1 Will become the new Secretary.

Next year three board openings, Chair, Treasurer and Road Director, please consider volunteering.

Motion Richard Kaiser

Adjourn Meeting

Second Bob Spier

All In Favor, no Objections. Motion carried. Time 4:50 PM

Written by: Karen Gifford-Secretary

Safety is a major concern on our road to protect people, pets and property. Please control you speed and remind your visitors to do the same.