

WILDWOOD WEST ROAD ASSOCIATION CORPORATION
ANNUAL MEETING MINUTES
APRIL 1, 2023

Officers: Al Gebhart-Chair, Lauren Rossovich-Vice Chair, Bob Spier-Treasurer, Bob Bell-Road Director and Karen Gifford-Secretary

Parcel Members: Don Beilstein, Dell Bleiler, Chuck Bloom, Shizumi Crimi, Bill & Carolyn Croker, Danny & Joanie Estin, Donna Gebhart, Diana & Richard Keiser, Patti Parsons, Jason Roozen, JD & Joanie Salyer, Ryan Scharetg, Robin & Steve Zoch

After food service and verifying quorum (12 parcels minimum) meeting called to order, 4 PM.

Al Gebhart opening remarks:

Procedure for election & nominations from the floor.

Guest Speakers at the end.

Response to member asked about getting water on the road by installing pipeline & hydrants.

Contacted Sandra Wood from NID, estimated cost \$1 million, 46 parcel to divide cost less anyone who already has access. No action taken at this time discussion item only.

Looked into liability insurance for the road approximately \$2000 for \$2 Million in coverage to offset any claims brought against the road association. This will require more research and discussion by the board.

Motion Bob Bell:

The annual meeting minutes for 4/30/22, which have been posted to the association web site since last year and have been shared in the current meeting in written form, will not be read verbally today. If there are no further additions or corrections the minutes will be noted as approved without exception.

2nd Lauren Rossovich

Vote: All in favor with not exception from the membership.

Motion Bob Spier:

The board meeting minutes for 2/13/23, which have been posted to the association web site and reviewed by the officers will not be read verbally today. If there are not further additions or corrections the minutes will be noted as approved without exception.

2nd Lauren Rossovich

Vote: All in favor with no exception by the board officers.

Treasurer Report-Bob Spier

No outstanding bills.

Bank account beginning 3/1/23, \$17,805.74 as of 3/28/23, \$17,670.74.

Membership billings for annual dues will go out in April with return expected in May. Collection is approximately \$9,000 annually and should have \$20,000 available to do needed road work.

To date one parcel stands past due and delinquent notices sent.

Secretary Report-Karen Gifford

Parcel members advise if there are any changes in contact information or if a current Name & Address/ Call Tree is needed. Safety information: association Fire Zone is NCO-EO22, PG&E Block 50, Radio Station

KVMR posts emergency information, sign up for CODE RED, use My Nevada County for helpful information and consider signing up for Watch Duty a free phone app for fire notifications in the area.

Previous board meeting Bob Bell made a motion asking for report on legal expenditures from 1/2021 to 12/2022 to be presented to the membership. Originally \$4,000 was given to Allen Haley (hourly rate \$400) as a retainer for legal expenses. The breakdown as follows:

\$1150 reinstate corporation

\$3170 bylaws action to breakdown & revise

\$1185 for questions from board answered

\$1,985 bylaws revision (original bill \$2085.00 reduced by \$100)

\$675 response to board questions and final draft of bylaws

Total \$8165.00

(During this process found out we did not fall under the Davis- Sterling Act. There were some free hours extended to the corporation.)

It was suggested by the Chair that an attorney be retained for any future needs such as a revision to the Bylaws as the laws change. Noted the board has authorization to spend up to \$2,000 for legal fees without a membership vote. This action to be taken under advisement.

Bob Bell-Road Director

Thanked all members helping on the road to lay gravel (15 yards used) and noted that the tractors were very useful. Special appreciation to volunteers from Dr. Crimi's Dojo Seishin and Josh. Once dry weather is here will do more work such as cracks. The main objective is to maintain the road and build up more money to do any overlay not just do spot repair.

Last board meeting was discussion regarding how ballots are to be sent out. Need to have consistency or a standard for future mailings. The consensus from those present continue to apply corporate seal to the ballot, number outside return envelope to track back to parcel mailing list and have the secret ballot in a separate envelope without any identification. This will set a method for board secretaries to follow, comply with the bylaws and California corporate standards.

Election Results:

Nominations taken from floor in addition to the 33 ballots received and all proxies will be retained.

	<u>YES</u>	<u>NO</u>	
Chair-Bob Spier	31	2	
Vice Chair-	1		
Nino Herrera			
Lauren Rossoovich	26	6	
Treasurer-Steve Boone	31	1	(1 blank)
Road Director-			
Bob Bell	13		
Pat Buchanan	2		
Donna Gebhart	8		
Rob Martello	1		
"Best Bloke"	1		

Next Board Meeting scheduled for June 10, 2023 at 1 PM, place TBD, notification to be posted. Officers to receive oath of office.

Bob Spier thanked Al Gebhart for service to the board, closed the membership meeting (approximately 5:15 PM) and introduced guest speakers: Barbara Tiegs, Firewise Program and Jeff Heiser, Penn Valley Infrastructure and Evacuation Project.

The Fire Wise Program can do property inspections and address safety issues. Several handouts were left for anyone not at the meeting, extra copies available with the secretary. Mark your calendar, for May 13 from 10 Am to 2 PM at the Lake Wildwood Club House, there will be a Fire Wise Festival with experts on site for questions and much more.

Currently there are grants available to Penn Valley that would help protect people, infrastructure and assets in Penn Valley. The project is asking for those funds to be award to our community. The word is being spread to keep all residents informed and have an understanding of what the possibilities could offer.

Meeting closed approximately 5:45

Prepared by Secretary
Karen Gifford

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