

WILDWOOD WEST ROAD ASSOCIATION
BOARD MEETING MINUTES
JANUARY 27, 2024

Officers Present: Bob Spier-Chair, Steve Boone-Treasurer, Bob Bell-Road Director and Karen Gifford-Secretary. Absent Lauren Rossovich-Vice Chair.

Guests: Al & Donna Gebhart, Paula Hansen, Richard Kaiser & Patti Parsons

Karen Gifford-Secretary

Meeting started 11:07 AM and quorum verified.

Read previous board meeting minutes.

Association member Donna Gebhart requested the following two comments and information concerning the meeting minutes for December 2, 2023 be noted:

Civil Code 845 does not provide actions to be taken for emergency road repairs but the association Bylaws do in Article XVII-Annual Road Assessment Section 17.10, for Special Assessments.

To make changes in the amount for annual association dues refer to Bylaws-Annual Road Assessments XVII Section 17.9. A membership majority vote approves an increase, no mention in that section that the Bylaws would need to be redone.

The board pointed out Bylaws Article XVII-Annual Road Assessments Section 17.1 specifies dollar amounts, as well as Attachment B. This information is not only for the association members but is used by the title companies that collect money on behalf of the association. If an increase is approved that section of the Bylaws and subsequent attachment would need amending and filed for clarification.

Motion: Bob Spier

The board approves the meeting minutes for December 2, 2023 with the additional comments for Civil Code 845 and Bylaws Article XVII brought up at the meeting conducted on 1/27/24.

Second: Bob Bell

All in favor. Motion passed no exceptions.

Audio tape recordings have been used (not required) to aid the secretary to prepare meeting minutes but do have a retention noted in the Bylaws. Karen to check California Corporate Code for any further information and report back to the board.

Treasurer-Steve Boone

Current Bank Balance \$14,006.96

Deposit made for dues \$220

Expenses \$209.24 for road signs & posts

Two checks outstanding to Gateway Park for annual meeting(Rental\$135/Deposit Fee \$200)

There will be a financial status report prepared by the Treasurer and Chair for distribution to the membership at the time of the annual meeting in April. Information will cover current and additional data for the last five years.

Road Director-Bob Bell

Patchwork on the sides of the road completed as requested and the paving has cleaned up some corners. The road itself has not changed since the last report in December. Two culverts out of eight needed to be cleaned out. The road in good passable condition. Budget and prioritize areas needing paving, filling cracks and sealing. If there are areas of concern on the road any association member can contact the Road Director.

Bob Spier-Chair

Going forward suggested get bids for various projects to include filling cracks, sealing and paving. Determine what projects can get done keeping in mind the best use of money and greatest result. The engineer offering his opinion (copy posted in the minutes for 12/2/23) did indicate he was a fan of sealants vs just overlays. Board will make a determination for projects that can be done this coming spring and summer with funds that are available.

I was noted Under Article X- Duties 10.1 The Board, Section C, a minimum balance of \$1,000 is maintained for emergency association expenditures.

Old Business:-None

New Business:

Survey results to increase annual association dues was sent to the membership as an opinion poll. It was brought to the attention of the board this was done without making a motion to do so. (Current annual revenue from dues \$9,540.)

Out of 46 association members, total responses received 26 electronically and 2 in written form.

64% wanted an increase of some type.

33% favored increase in dollars /21% favored increase in percentage/10% favored increase done gradually.

For the 9 responses to increase by dollar amount.

\$50= 22% (annual revenue \$11,960)/\$100=44% (annual revenue \$14,140)/\$200 =33% (annual revenue \$16,740)

For the 6 responses to increase by percentage.

Half were for 50% (annual revenue \$14,310) the other half for 100% (annual revenue \$19,080)

There were 10 responses or 36% that did not want any dues increase.

Motion: Bob Spier

Increase the annual dues for the association.

Second: Steve Boone

All in favor-Bob Spier, Steve Boone, Karen Gifford. Oppose-Bob Bell

Motion passed with exception.

Motion: Steve Boone

Increase current dues by 50% effective in the billing cycle for April 2025.

Second: Bob Bell

All in favor Bob Spier, Steve Boone, Bob Bell. Oppose Karen Gifford

Motion passed with exception.

The next annual meeting will have a vote by the membership asking for an increase in dues and to fill open board positions, Vice Chair and Secretary. If you want you named included, please contact the board as soon as possible ballots and other information for April 20th will be going out in March.

Current candidates:

Vice Chair: Patti Parsons Rob Martello

Secretary: Karen Gifford & Donna Gebhart

Announcements: SAVE THE DATE

Annual Meeting

April 20, 2024

Time: 3-5:30

Place: Buttermakers Cottage at Western Gateway Park (18560 Penn Valley Drive)

Motion: Bob Spier

Adjourn meeting, time 1:16 PM

Second: Bob Bell

All in favor. Motion passed no exceptions.

Prepared by Secretary,

Karen Gifford

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.