

**WILDWOOD WEST ROAD ASSOCIATION CORPORATION**  
**ANNUAL MEMBERSHIP MEETING MINUTES**  
**APRIL 12, 2025**

Officers Present: Bob Spier-Chair, Bob Bell-Road Director, Steve Boone-Treasurer, Rob Martello-Vice Chair & Karen Gifford-Secretary

Members Attending: Valliantsina Biaheza, Cheryl Blain, Bob Blofeld & Nancy Nelson, Pat Buchanan & Shauna Stott, Shizumi Crimi, Carolyn & Bill Croker, Joanie & Danny Estin, Donna & Al Gebhart, Paula Hansen, Richard & Diana Kaiser, Patti Parsons, JD & Joanie Salyer, Ryan Scharetg, Nan Spier, Robin & Steve Zoch

Place: Western Gateway Park-Butter Makers Cottage (18560 Penn Valley Drive)  
Time: 4:04

Chair-Bob Spier

Motion: Bob Spier  
Use Roberts Rules of Order to conduct meeting.  
All in favor, motion passed no exceptions.

Highlights from Annual Fiscal Year Report 5/1/2024 to 4/30/25  
(FULL REPORT ATTACHED TO MINUTES)  
Entering next fiscal year with approximately \$21,000 in reserves.  
Dues collected \$9,080.  
Expenses \$12,028.  
\$17,000 previously approved for roadwork, to be scheduled in 2025.  
Expected dues for next year approximately \$15,000.

Ending term as Chair, an honor to serve. Will continue, along with Nan, to assist with: accounting, web hosting, pay for QuickBooks software, web support, distribution lists and Firewise leader.

Member questioned the higher dues invoices for 2025, the understanding was the vote for 2024 for an increase did not pass, was a surprise to see an updated amount.

Chair stated last annual meeting it did pass 18 to 14, but there was not 24 votes if you had to do the majority of every single person voting, not everybody votes. Didn't close issue at that point, got a legal perspective that said the way it was worded could use the majority if a quorum was there. He went through a legal process that validated his information and that's what the approval to proceed was based on.

Going forward the Chair stated the Bylaws need attention, there is very ambiguous statement with a comma in there, needs to be rewritten. The plan he would suggest to the board is to do a ballot with both options the 51% of those that vote or 51% of every single parcel owner. There are more areas that need to be cleaned up in the Bylaws as well.

Member stated there was one legal opinion but wanted to know why it was not mentioned that there was second one. Wanted an explanation, especially for those that may not regularly attend meetings or read emails, on how that other legal opinion was interpreted and why it was not accepted.

The response from the Chair was that Marc Gifford got an attorney that made the case that the decision made was incorrect but it came after the decision was already made. It's common in law that another opinion comes up later after something was set and you deal with it. Chair went with the opinion that had been noted in the June 1, 2024 board meeting and he declared that the increase was approved with the legal advice given, no additional vote was asked for or taken. Nothing came up before a judge, if it does then the dues can be lowered and money paid back, but no need to change things because of another legal opinion. No money has been spent on lawyers, need the money to pave the road.

#### Secretary-Karen Gifford

Verified quorum threshold met for officers & attendees.

Welcomed new and returning neighbors.

Association contact list circulated for changes. If there are any updates please advise as soon as possible.

Plan ahead for emergencies, know your Zone (NCO-E022) & your FIVE.

Use the association website [wildwoodwest.net](http://wildwoodwest.net) to get meeting minutes and other community information.

Read minutes for January 11, 2025.

Motion: Rob Martello

Approve minutes as read for January 11, 2025.

Second: Bob Spier

All in favor, motion passed no exceptions.

#### Treasurer-Steve Boone

Bank balance \$21,342.01

Unpaid dues total \$840 for two parcels and each are behind two years, late notices have been sent.

Two checks issued totaling \$186 (meeting rental & postage).

## Road Director-Bob Bell

There are three major sections on the road that do need overlays in his opinion. There have been various discussions on how to maintain the road, like doing chip seal among others. Doing an overlay is his recommendation, it reflects on the road and property values. As instructed by the board got more bids from Croker property (20660 Wildwood West) to Mellow Pines. The bids that were received have very different amounts from one another. In addition, every contractor that has come out has recommended that work needs to be done on the culvert near the Smith house (20124 Wildwood West). The bids have been received but nothing was finalized by the board, will probably need to redo them again because they are only good for 30 days.

## Election Results

Tally conducted by: Steve Boone, Rob Martello & Karen Gifford

Total Official Verified Ballots Received 32

(1 Ballot envelope received that could not be identified declared invalid.)

### Votes Received

#### Chair

|                 |              |
|-----------------|--------------|
| *Richard Kaiser | 23           |
| Bill Croker     | 1 (Write In) |

#### Treasurer

|               |    |
|---------------|----|
| *Cheryl Blain | 26 |
|---------------|----|

#### Road Director

|               |    |
|---------------|----|
| Bob Bell      | 12 |
| *Nino Herrera | 20 |

\*Elected for the next two-year term. Oath of office to be administered 5/24/25.

Next Board Meeting:

May 24, 2025 (Saturday) at 11 AM, location the Kaiser residence (20200 Wildwood West Drive).

Motion: Bob Spier

Adjourn and close business portion of meeting.

All in favor, motion passed no exceptions.

Time 4:33

A general meeting addressed the following:

Bob Spier-Good news Firewise has allocated a \$700,000 grant has been approved for our area. As Firewise Leader need to have information from parcel holders for any work done on their property. Give the hours and money spent on things like tree trimming or other labor and materials.

Shauna Stott-Has an interest in using the equestrian trail easements located throughout the properties in the association, she has obtained some maps and can provide a copy for you. The group discussion brought up unanswered questions that will need to be researched before proceeding any further. Please contact Shauna directly if you are interested in the trails and want to get more information.

Guest Speaker-Sue Hoek,Nevada County District 4 Supervisor.

Her contact information can be obtained through the Nevada County official web site and you can also sign up for her monthly Teamwork Newsletter for updates.

The following are some of the areas that she highlighted:

Western Gateway Park received money to fix the damage for the creek crossing, work to start this summer.

Holiday Market status, the application to relocate has been approved.

Community center for Penn Valley is in the planning stages.

Pickleball courts coming to Penn Valley Drive.

Rough & Ready and Penn Valley Fire Stations planning to merge.

Two new motels will be built in Grass Valley.

AT&T landline issues being addressed.

Contact Nevada County for help with property clearing and fire safety information.

Safety preparation underway to address high water levels expected this year.

Prepared by:

Karen Gifford  
Secretary

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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.