

General Homeowners Meeting Minutes
for April 7th, 2018
www.woodridgepoa.org

On April 7, 2018 a General Meeting of the Woodridge Mutual Water and Property Owners Association, Inc. was held at The Shingletown Volunteer Fire Department's Van Stellman Center, Shingletown, CA.

Officers, Directors and employees present were, President, Gary Parmely, Secretary, Martha Wilkerson, Treasurer, Lyn Smith, Water Master, Sam Smith, Directors, Eric Fischer, Nanette Emmen, Board Alternate Nick Gorshen. Vice President, Vic Cole and Director, Caryn Stromberg were not in attendance. There were 36 other persons in attendance, 43 lots represented and 12 proxies were submitted for a total of 55 lots represented which is enough for a Quorum.

The meeting was called to order at 10:15AM by President, Gary Parmely who also lead the group in the Pledge of Allegiance. After the pledge, Gary Parmely then had all in attendance introduce themselves.

Treasurer, Lyn Smith, then introduced the homeowner's new Treasurer, Nanette Emmen. Water Master, Sam Smith, then introduced the homeowner's new Water Master, Nick Gorshen. Both of these positions are effective, April 1, 2018.

The President, Gary Parmely then had all members in attendance review the minutes from the Homeowner's Meeting of March 4, 2017. Bob Foote made a Motion to approve the minutes which was seconded by Ron Schmidt. The homeowners then approved the minutes of this March, 2017 meeting.

Treasurer, Lyn Smith then gave the Financial Report. We currently have in our checking account \$76,830. Lyn then went over the Budgets for 2018 and answered any questions or concerns from the homeowners. It was brought to the homeowner's attention that the fire department has increased their rental fee from \$75 to \$150 per year. Motion was then put on the floor to approve the Financial Reports for the year 2018. Motion by Karen Lamb and seconded by Sherri Dodson. Approved by the homeowners.

Treasurer, Lyn Smith then went over the Budgets for 2018 and answered any questions from the homeowners. Motion to accept the Budgets by Richard Hiebert and seconded by Karen Lamb. Approved by the homeowners.

Water Master, Sam Smith gave his water report. Sam reminded everyone to use the water responsibility over the Summer months. A water meter was replaced at a new home being built due to the laws now requiring fire sprinklers in new homes.

Water Master, Sam Smith informed the homeowners that he has replaced 54% of the water meters and the new Water Master, Nick Gorshen is going to retest any water meters with a 10% capacity issue and replace those meters.

Water Master, Sam Smith then gave his report regarding the completion of the new Water Tank which was completed and working well since September 22, 2017. Sam then thanked a number of homeowners who helped over the course of this project with different issues. Sam then answered any questions.

President, Gary Parmely, then asked homeowner Bob Foote to give the Lake Report. Bob stated that there are a few homeowners that are trying a new bacteria packet found by homeowner Ron Gray which is working to remove the weeds out of the lake and it is working. It is environmentally safe. The name of this product is NT Max and comes from a company called New Tech Bio in Pennsylvania. Bob Foote stated that upon Ron Gray's return, they will work on ordering this product to get rid of our lake concerns and issues. A report will then be presented to the Board.

.President, Gary Parmely gave his President Report for 2017. He stated that the year 2017 did have some issues but most important was the new Water Tank Replacement. Gary then thanked the Board for all of their work during the year and he hoped that the CC&R issues will be resolved and everyone work together as good neighbors. Water Master, Sam Smith gave the homeowners information in regards to an Inundation Study now required by The State of California due to the dam issues from The Oroville Dam flooding in February, 2017. The survey requirements have changed and a survey will still be required and once that information is received, The Board will be required to have a survey done of our dam. This will cost around \$12,000.

Under New Business Scott Robertson from the Shingletown Council reminded everyone of the meetings of the Council and the bulletin board at The Resource Center in Shingletown has information about the different projects in the works. Scott mentioned that they hope to start a chipping program in the neighborhood. Homeowner, Bob Foote reported that he has installed at the end of Woodridge Road a locked gate: and there are also signs posted to not enter. The area will no longer allow any motorized vehicles. If such vehicles are found on the property there will be a fine. Beatty and Cal Fire have keys to the new gate.

President, Gary Parmely continued the meeting with a lengthy discussion regarding the homeowner CC&R's. Gary mentioned that he wants this neighborhood to be friendly and not a police state. Curb appeal is very important and should be followed by all of the association. Homeowner, Dennis Diestler mentioned that the Board needs to be sure to enforce the rules in the CC&R's. President, Gary Parmely followed with the comment that any homeowner wanting to add or make changes to their property must submit to The Design Committee the information before proceeding. The CC&R's need to be enforced straight across the board for everyone in the association.

Martha Wilkerson informed the homeowners that the Fall Picnic scheduled for September, 2017 was cancelled due to extreme warm weather and was going to be rescheduled for September, 2018 by the Board. After some discussion, the Board decided to combine the picnic and the Farewell Party for Sam and Lyn Smith which is scheduled for May 5, 2018 at The Van Stelman Center, Shingletown, CA. Martha informed everyone that the invitations are available on the table and to please be sure to respond by April 25, so that she and her committee can then plan accordingly for the hamburgers and the dessert that the homeowner association is going to provide.

President, Gary Parmely then opened the floor for nominations of new Board Members. Nanette Emmen will be the Treasurer and Nick Gorshen is now Water Master. Vic Cole volunteered in March 2018 to be an Alternate Board Member and Eric Fischer "will now be Vice President. Sherri Dodson and Dean Davis are now Board Members. Motion was made to approve these changes and nominations by Ron Schmidt and seconded by Dennis Diestler.

Design Committee Chairperson, Lyn Smith informed the homeowners that the new committee is going to be Chairperson, Ron Schmidt and his committee will be Eric Fischer, Joyce Moor, Carl Gamma and Gary Parmely.

Homeowner Richard Hiebert asked the association to please have a moment of silence in remembrance of homeowner Bob Rakish. Lyn Smith also asked for a moment of silence for homeowner Darryl Baker.

President, Gary Parmely thanked everyone for attending this homeowner meeting and it was adjourned at 12:15PM.

