

WOODRIDGE HOMEOWNER MEETING
MARCH 7, 2020

On March 7, 2020 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, Dennis Diestler, Vice President, Dean Davis, Secretary/Treasurer, Martha Wilkerson, Directors, Sherri Dodson, Carl Gamma and Scott Hanson. Water Manager, Nick Gorshen and Bookkeeper, Marianne Ferro were not in attendance. There were 26 other persons in attendance, 31 lots represented and 15 proxies were submitted for a total of 46 lots represented which is enough for a Quorum.

The meeting was called to order at 10:05AM by President, Dennis Diestler who also lead the group in the Pledge of Allegiance. Dennis requested that we have a Moment of Silence for Harry Preston and Jim Mundell, two homeowners who passed away in 2019. Dennis Diestler then had all in attendance introduce themselves.

President, Dennis Diestler then had all members review the minutes from The Homeowner Meeting of March 2, 2019. Homeowner Bob Foote requested a change to the minute of one statement. So noted. Ron Schmidt made a Motion to approve the minutes which was seconded by Ron Gray. The homeowners then approved the minutes of this March 2, 2019 meeting.

President, Dennis Diestler then gave his President's Report. The WPOA Mission Statement was then read and there were no comments. One of the homeowners then thanked the Board for doing such a great job and for working so well together. President, Dennis Diestler mentioned to the homeowners that in their packet is a form to have your water bill and other correspondence sent via e-mail by the bookkeeper in the future. This will help to save the association time and money.

President, Dennis Diestler informed the homeowners that homeowner. Gary Anthis is going to head a new study on Cost Reduction Research. Hopefully, this will help to reduce some of our expenses concerning the lake.

President, Dennis Diestler mentioned that our Bookkeeper, Marianne Ferro was leaving the position and Bev Davis would be taking over this job. The WPOA announced that a gift was being given to Marianne for the fantastic job she did in cleaning up the issues concerning our bookkeeping. We thank her very much!

The WPOA has also awarded a gift to Graham Posner for the work he has done improving and maintaining our Web Site. Great Job Graham!

President, Dennis Diestler gave out the SAW Awards - Samaritan Award of Woodridge. The recipients this year are Ron Schmidt, Design Sub-Committee, Nick Gorshen, Water Manager and Dean and Bev Davis. All of these people have done lots of work for the association and we can't thank them enough. Congratulations to these recipients.

President, Dennis Diestler informed the homeowners of a new committee that has been added to the association - New Advocacy Committee with Scott Hanson as Chairperson. The group members also include Gary, Anthis, Debbie Diestler and Karyn Lamb to assist Scott Hanson, President, Dennis Diestler then explained the purpose of this committee.

President, Dennis Diestler then explained the homeowner financial situation. The lake is of course, the biggest issue and the State of California has become a real problem with all of their necessary permits. Becoming cost prohibitive! Gary Anthis is doing lots of research regarding the lake issues. Once this research is complete there might be a need to call a special homeowner meeting to discuss the issues found.

President, Dennis Diestler brought to the homeowner association a new issue that we had with Worker's Compensation last year. He explained their new policy for employees and the expense to the association would have been a huge unnecessary cost. With that in mind, we have changed the titles of some of the Board members to cover ourselves to not have this added expense.

President, Dennis Diestler then went over the Financial Reports in great detail. He discussed the need to increase our homeowners fees to \$125 per quarter starting July, 2020 for a period of two (2) years. After some discussion of the Water System Budget, the lake road asphalt repair estimate, this increase seems necessary. It was also brought to the attention of the homeowners that the property owner fees in Shasta/Tehama Counties are more than our current or new fees. A further discussion continued about these fees. Melody Ackerson requested more time to make a decision on so much information. President, Dennis Diestler responded "that the homeowners have a Board to research and choose what should come before you for a vote. The reason for this meeting is to discuss those motions and decide the direction. If we were to wait, we would have to call another general meeting." All those in attendance were asked if they wanted to wait or continue and the majority voted to continue. Karyn Lamb mentioned that the lake and surrounding areas are truly an asset to our area. Ron Schmidt made a Motion to approve the Budgets and increase the homeowner dues to \$125 per quarter for a period of two (2) years. Seconded by Ron Gray. Approved by the homeowners.

Ron Schmidt, Design Sub-Committee Chairperson gave his report. Ron mentioned that he needs more people on the committee and Don Willis has agreed to join the committee. At this time, Sherri Dodson and Ron Gray agreed to be on the committee. Ron then discussed the committee issues and answered any questions. It was also mentioned at this time that every homeowner is responsible for any and all property clearing and it is very important to take care of this issue every year for fire safety purposes. Motion was then made to accept the Design

Sub-Committee Report by Ron Gray and seconded by Don Moor. Approved by the homeowners.

Water Company Committee Report was then given by Dean Davis. The latest water testing was very good. There were no detectable heavy metals, or any sort of turbidity. We have extremely good water quality here at Woodridge. During some of the water quality testing there was an elevated level of chlorine detected at one of the testing sites. This was as a result of some residual chlorine treatment that was done while making the pipe repair that PG&E had damaged. After a system flush at the testing site and all the fire hydrants, a second test came back with normal readings. PG&E has reimbursed the water company for the damage that was done. The upgrades to the well covers are in the budget and will be done in the Spring.

Lake Committee Chairperson, Dean Davis gave the lake report. We had a State of California inspection conducted on February 19, 2020 and things went well. It was recommended that we have a security gate installed on the Saddle Dam area to prevent vehicles from driving on top of the dam, which will control soil erosion. Dean mentioned that he is in the process of doing a Petition to the State to reclassify our dam from critical to minimal hazard. This would save the association several thousand dollars. The lake aquatic growth has created an herbicide issue. The days of scattering Bailey Hay to control aquatic growth are gone due to the changes in water quality and composition. Some of which we can control. We cannot control what is coming into the lake, upstream, but we can control what we put into the lake. Dean is looking into a boat that will control the weeds by cutting them and removing them from the water. We want to control the weeds mechanically, not chemically. Building the boat once started will take a few months to complete. A discussion followed and Dean answered any questions. Dean asked the homeowners if we should add chemicals or do mechanical solution to the lake. Do herbicide which is permitted by the State of California and has to be tested prior to administration and after or no herbicide. The homeowners decided on a vote of no herbicide. Dean also mentioned that the dam permit fee usage that used to be \$8700 per year is going to be going up 15%.

Emergency Fire Committee Chairperson, Dean Davis explained the need for the radio communication and the next homeowner testing will be on the 15th of March. A short discussion about the radio issues then took place.

Secretary, Martha Wilkerson mentioned that there is going to be a Celebration of Life in the Summer 2020 for Jim Mundell. It will be held at The Van Stellman Center and the information will be sent out later.

Secretary, Martha Wilkerson mentioned that we tried to have a homeowner's picnic last September which didn't take place due to lack of interest. We are going to try to have a homeowner's Pot Luck on September 12, 2020 at 4:00PM down by the lake and you will receive more information about this even in August. Hope to see you there!

President, Dennis Diestler thanked everyone for attending this meeting. He mentioned that we are looking for Board members and to please consider becoming a member of this Board. The meeting was adjourned at 12:10PM.

Respectfully submitted,

Martha Wilkerson
Secretary
Woodridge Mutual Water and
Property Owners Association