

WOODRIDGE MUTUAL WATER & PROPERTY OWNER'S ASSOCIATION

INTERIM BOARD OF DIRECTORS MEETING
JUNE 28, 2021

Minutes of the Interim Board of Directors Meeting of the Woodridge Mutual Water & Property Owner's Association, Shingletown, California, held in the Van Stellman Hall – Alward Station, Shingletown, California at 4:00 p.m. on the 28th day of June 2021.

1. Call To Order

- a. President Neill Murchison called the meeting to order at 4:00 p.m.
- b. President Neill Murchison asked Secretary, Heather Stokes to take a roll call of Directors and Members-At-Large for quorum. Treasurer, Allison Elliott was present via telephone. Nick Gorshen, the Water Master was also present.

2. Committee Updates:

- a. Design Committee – Vice President Sherri Dodson reported: No new plans have been submitted. She had been requested to check on lot 18 and all appears to be good.
- b. Water System – Water Master Nick Gorshen reported: Started to test wells, water is filling up but not as fast as it should. There is concern of well water consumption during this drought. Suggested that a notice of water conservation go out to members.

Requested the board to consider adding a second 500-gallon propane tank. He will research and provide pricing for approval to the next board meeting.

Nick is currently waiting on water test to come back. The Consumer Confidence Report for water is complete, it is to be posted on the website and mailed out to members with the 2nd quarter invoices.

An issue at the Diestler residence occurred where there was a break in the water line from the meter. Rawhide Plumbing was called to fix the issue and it was reported that it was deemed by the plumber that Woodridge Mutual Water & Property Owner's is the financially responsible party. Therefore, a motion was requested by Nick Gorshen to pay the invoice of \$198.00 to Rawhide Plumbing. The motion was brought by Nanette Emmen and seconded by Kristyn Koppman. Motion Carried.

- c. Lake Oversight – Vice President Jenny Cooper reported: Discussion regarding changing the gate lock code due to public knowledge of code and unauthorized usage by non-residents. All agreed to monitor for unauthorized visitors and that during the annual code change, a different code system will be implemented.

Both water quality, fish and wildlife applications with the State have been submitted. It is hoped that they will approve by mid-July. Once the approvals

are obtained, sonar will be purchased. Sonar is available in two forms: liquid and pellets. Keeping costs and effectiveness in mind, the application to the lake in 2021 will utilize primarily liquid to have the greatest impact. As sonar is applied regularly and consistently, the overall costs should reduce. In the past, there has never been a consistent annual application – applied one year and not the next -- resulting in the conditions we currently have. Prior to the application to the lake this summer, there will be testing of the lake water before and after sonar application.

Miller Ranch has been informed of sonar plan. Need to inform again before and after sonar application.

The Lake Committee recommends developing a 5-year plan for lake management and maintenance. This plan will focus on preventative and on-going measures, and cost saving measures.

Vice President Jenny Cooper asked Lake Committee Member, Dave Szody to report on recent water quality testing: He reported that water samples were taken on Ash Creek, Ash Creek runoff, and Woodridge Lake. There is no evidence of poor water quality nor detectable contaminants in our lake from chemicals and/or septic systems.

- d. Legal Oversight – President Neill Murchison reports: As approved by the last board meeting of May 24, 2021, \$3,800 was paid to the attorneys. The remaining balance of \$4,200 is still open. The attorneys brought up a few issues related to the newly drafted CC&R's and By-laws that was presented to the general membership related to May 1, 2021, annual membership meeting that still need attention. There has no further action related to the Montler issue.
- e. Website – Secretary Heather Stokes reports: Graham Posner has done an excellent job of updating the website. He has updated all the tabs including organizing the documents into the Document Library tab. All reports and meeting minutes are in descending order with the most recent appearing at the top.
- f. Treasury & Accounting – Treasurer Allison Elliot reported: she has received everything from previous bookkeeper. All parties required for Tri-Counties signatory have signed with exception of Allison Elliot as she is currently away from Shingletown. Member-At-Large Nanette Emmen will be working on all the invoicing - water bills and POA dues by end of week July 2. Treasury is researching the option to have multiple seats for an on-line version of QuickBooks. Also, looking into online bill pay option for membership for water and POA bills.

- g. Advocacy & Community Safety – highlights: distributed Save the Date flyers for the election – visited almost 50% of the community; radio check conducted by most teams in the community. The committee will work on putting together suggestions for the website tabs for: Events, Around Shingletown, and Vendor Resources. Secretary Heather Stokes reported that she has prepared Ready, Set, Go packets for fire safety and requested several volunteers to assist in delivering packets to the membership.
3. Adopted the Meeting Minutes of the Interim Board of Directors, May 24, 2021.
4. Open forum for Property Owners Attending the Meeting – Question & Answer period
 - a. Membership Attendance:
 - Carl Gamma
 - Valerie and David Szody
 - Erick Fischer
 - Butch Worden
 - Catherine Matthieu (as roving consultant)
5. Next Meeting Date
 - a. The next meeting is scheduled for Monday, August 9th, 2021 at 4:00 p.m.

The Interim Board adjourned at 5:30p.m.

On distribution and acceptance without comment, these minutes are deemed to be approved by the Interim Board of Directors.

Heather Stokes, Secretary

July 5, 2021