

WOODRIDGE MUTUAL WATER & PROPERTY OWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING FEBRUARY 19, 2024

Minutes of the 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 19th day of February 2024.

Present: Ali Elliott (via phone), Cyndi McDonald, Neill Murchison and Sherri Dodson. By invitation was Mark Bantz & Eric Fisher

Absent: Christopher Jump

1. Meeting called to order at 4:00pm by Neill
2. Opening remarks provided by Neill
3. Guest Speaker: Lassen County Fire Council, Kyle Herron
 - a. Kyle provided status updates regarding lots and surrounding areas that have been thinned. Chipping is set to begin/resume once weather is dry
 - b. Members that are interested can submit a landowners sign up request through the Lassen Fire Council website
 - c. Members can use their landowner agreement and exception documentation for insurance if desired. Kyle will be providing a final map to the community that documents the finalized project once complete
 - d. Membership thanked Kyle and his team
4. Motion to approve Meeting Minutes from December 4th 2023 by Sherri. Second approval by Ali.
5. Treasury Update
 - a. Ali provided end of the year financial summary and current status
 - b. Ali reported the ongoing process to assess options for our delinquent lot.
 - i. Pre lien letter needs to be completed
 - ii. If the lien letter is not responded to then a delinquent assessment and claim of lien can be utilized
 - c. The updated billing policy that was issued last quarter showed to be successful as there were less late payments
6. Committee Updates
 - a. Design
 - i. Sherri provided updates regarding pending design requests as well the pending response from a letter that was sent to a owner regarding delayed completion on their lot
 - ii. Committee is developing a form members can access to complete for exterior design requests
 - iii. Committee Roster

- Sherri nominates Frank Rawlins to be added to the committee. Cyndi made a motion; Neill provided the second approval.
- b. Lake/Dam
 - i. Dave Szody reported that materials for the lake will be purchased in the next month. The target date for application is April, depending on water temperature
 - ii. Neill provided updates regarding the passed dam inspection from January 26, 2024. Next inspection should be after July 2024
 - Membership requested advanced notice for future volunteers to help with dam cleanup
 - c. Water
 - i. Mark reported that no current leaks have been detected. Provided summary regarding well status. #3 well is at 150 ft, #1 and 4 are looking good, #2 is still off pending it's 5-year inspection. Hydro tank will be maintained at the end of March.
 - ii. Mark and Neill met with the Shasta Forest Village Water System team to brainstorm ideas for well 2 and to share info on water system tips.
 - iii. The next meter read will be Thursday the 29th. Membership is encouraged to continue mindful water usage.
 - d. Website
 - i. Cyndi reported that we are currently assessing platform options to migrate our website to this. Committee will be exploring more costs effective/user friendly options as well as continuing to explore online pay options.
7. Annual Membership Meeting will be on 5/4/24
 - a. Set schedule for notices
 - i. 3/5 for general notice
 - ii. 3/27 deadline for committee reports, agenda and other packet prep
 - iii. 4/4 to send out formal packet and ballots
 - b. Elections
 - i. Christopher Jump & Sherri for this year's formal vote
 8. Schedule next Board meeting: April 8th 2024 at 4pm
 9. Open forum for Property Owners attending the meeting – Q&A period
 - a. Butch Worden apologized for the left water on his property
 10. Meeting adjourned at 4:56pm

Prepared and submitted by: Cyndi McDonald, Secretary on February 27, 2024