

- Minutes of the Crystal Falls Association Board of Directors Meeting
October 19, 2017 6:00pm

The meeting was called to order by Rich Painter, President. Other directors in attendance were, John Welch, Vice-President, Joel Lawrence, Secretary and Tim Pearl, Director. Office Manager Lois Alameda was also present. The Pledge of Allegiance was led by Rich Painter.

The Regular meeting minutes of September 21, 2017 were reviewed by the Board. **John Welch made a motion to accept the minutes of September 21, 2017 as prepared, seconded by Tim Pearl all in favor.**

Rich Painter announced that the next Regular Board Meeting is scheduled for November 16, 2017 at 6:00 pm.

Rich Painter announced that 3 Board Positions were open for the upcoming Election, and that Election Ballots will be mailed out by November 15, 2017 and are due back to the Notary Catherine James by December 15, 2017 and that the Ballots will be opened by the Notary during the December 21, 2017 Regular Board Meeting.

Rich Painter opened Member Concerns: Member concerns were heard by the Board from several members that were present.

The Treasurer's report as of October 18, 2017 was presented by John Welch, Vice President.

Rich Painter gave various Reports.

He stated that Kevin, Head Maintenance was cleaning up at the barn.

He stated that the Lake was not being used, due to cooler weather.

He had nothing to report on Maintenance and Long Term.

Old Business:

Rich Painter announced that the concern of Lot 714 regarding Audit Committee, was taken care of, as the Board did not properly form the committee. Therefore the Board eliminated the Audit Committee.

Rich Painter announced that concern of Lot 714 regarding Reserve Funding Plan will be resolved by the Budget Committee formed on October 12, 2017.

New Business:

Rich Painter presented the possibility to eliminate Long Term Pay to Employees for Long Term Projects. **Tim Pearl made a motion to eliminate Long Term Pay to Employees for Long Term Projects; Joel Lawrence seconded the motion, all in favor.**

Rich Painter asked the Board to Appoint the Activities Committee Members. **Tim Pearl made a motion to appoint the Activities Committee, John Welch Lot 330, Angelina Curtin Lot 436, Melissa Mangus, Lot 330, Lydia Welch, Lot 330 and Suzette Painter, Lot 440, seconded by Joel Lawrence, all in favor except, John Welch who abstained.**

Rich Painter presented the Authorization to borrow from our Reserve Funds in October 2017, but to repay reserve funds borrowed of \$5000, for July 2017 in October 2017. He stated that other previously borrowed funds, \$5000 for August 2017 and \$5000 for September 2017 will be repaid as cash flow increases going forward. He continued that the Board was not going to consider a special Assessment to repay these borrowed funds. **Joel Lawrence made a motion to approve borrowing from our Reserve Funds for July, August, September and October 2017, but repaying July \$5000 in October 2017 to account for \$15000, of funds borrowed from Reserve Funds to date, reserve funds borrowed will be repaid as cash flow increases going forward, and a special assessment is not approved, seconded by Tim Pearl, all in favor.**

Rich Painter presented the possibility of hiring Anchor Pest Control for a 1 time shot to kill the lily pads in the lower lake for \$500. John Welch as that this item be tabled until we find out if this 1 time shot for \$500 is all that is needed to kill lily pads going forward.

Rich Painter presented to the Board the candidate statements received from Douglas Satterfield Lot 139, Marife "Ping" Wood Lot 138, Jeannette Sedlemeyer Lot 136, Dave de Villers Lot 714, and he asked if any other members were interested, at that point Tim Pearl, incumbent Lot 462 and Lydia Welch Lot 330 stated that they were interested in running for election on the Board of Directors for Crystal Falls Association.

Rich Painter then pulled the names in order to appear on the Ballot:

- 1) Douglas Satterfield, Lot 139
- 2) Marife "Ping" Wood, Lot 138
- 3) Jeannette Sedlemeyer, Lot 136
- 4) Dave de Villers, Lot 714
- 5) Tim Pearl, Lot 462
- 6) Lydia Welch, Lot 330

Rich Painter asked the Board to approve our Inspector of Election, Notary Public, Catherine James and her husband, Robert James also a Notary Public, to receive our ballots and count them during the December 21st, 2017 Regular Board Meeting, at a cost of \$15 per hour each. **John Welch made a motion to approve Catherine James, Notary Public as Inspector of Election and to receive the ballots, and her and her husband, Robert James, Notary Public to open and count the ballots during the December 21st, 2017 Regular Board meeting at a cost of \$15 per hour each, seconded by Tim Pearl, all in favor.**

Rich Painter presented a request received from Lot 394 for up to 6 chickens and no roosters, he stated that she had obtained permission from her neighbors. **John Welch made a motion to approve up to 6 chickens and no roosters for Lot 394, seconded by Tim Pearl, all in favor.**

Rich Painter presented the possibility of increasing the dumpster pick up at the barn from 1 time per week to 2 times per week in order to accommodate manure being bagged and put in dumpster, to eliminate problem with disposal of manure. The Board discussed and decided to table this item and have extra pick up as needed until this issue could be investigated.

Rich Painter presented the email request received from Michael Dalby, Treasurer, for a formal audit for 2011 through Present. Rich Painter stated that he had investigated this request with our CPA Craig Fleming and he stated that he charges \$200 per hour, and the cost to conduct such an audit would cost no more than \$25,000 because he had already completed the preliminary work, during his annual review each year. Rich stated that our CPA Craig Fleming further stated that if the Association hired an "Independent CPA" and they started from scratch an audit could cost more due to the fact that they had not prepared preliminary papers possibly between \$30,000 to \$35,000. Rich Painter further stated as he had contacted Legal Counsel and they informed him that the Association would have to pay this cost and not an outside party. **Tim Pearl made a motion not to perform a formal audit for 2011 to present, seconded by Joel Lawrence, all in favor.**

The meeting was adjourned to Executive Session at 7:15pm