

Minutes of the Crystal Falls Association Board of Directors Meeting
October 20, 2016 6:00pm

The meeting was called to order by John Welch President. Other directors in attendance were, Allan Beck, Vice-President, Bryan Tyra, Treasurer, and Rich Painter, Director. Jeannette Sedlemeyer, Secretary was absent. Association staff and volunteers in attendance were Anita Tyra and Lydia Welch, Activity Committee and Office Manager Lois Alameda. The Pledge of Allegiance was led by John Welch.

The Regular meeting minutes of September 15, 2016 were reviewed by the Board. **Allan Beck made a motion to accept the minutes of September 15, 2016 as prepared, seconded by Rich Painter all in favor.**

John Welch announced that the next Board Meeting is scheduled for November 17, 2016 at 6:00 pm.

John Welch announced that 3 Home owners are interested in running for the 2 Board Positions-Election Ballots will be mailed out on November 15, 2016 and are due back to the Notary Catherine James by December 14, 2016 results will be given to the Board to open at the December 15, 2016 Regular Board Meeting.

John Welch opened Member Concerns: Members of the Association spoke to the Board.

The Treasurer's report as of October 17, 2016, was read by Bryan Tyra, Treasurer. **Rich Painter made a motion to accept the Treasurer's Report as presented, seconded by Bryan Tyra all in favor.**

John Welch gave Barn Report stating that Cowgirl's hock was swollen and was being treated and is getting better. He also reported that we had enough hay to last until January 2017, then hay would have to be purchased.

John Welch gave Lake Report, stating that the lower lake had been drained to allow silt at inlet to be washed away by incoming water.

John Welch gave the Maintenance and Long Term Report stating that the Sump Pump at the Gym had quit working and had to be replaced, he also stated that the Association would be completing the Driveway at the Barn during January or February.

Old Business:

John Welch presented the revised Clubhouse Use Agreement to the Board, after reviewing the new form. **Allan Beck made a motion to approve the New Clubhouse Use Agreement, seconded by Bryan Tyra, all in favor.**

New Business:

John Welch asked former Director, Delphine Tipper to pull the names of candidates for the Board of Directors for order to appear on the Ballot. Audience member, owner of lot 366 pulled the names of candidates as follows:

1. Diana Giles
2. Michael Dalby
3. Joel Lawrence

New Business (continued):

John Welch requested approval for Catherine James, Notary Public, to be our Inspector of Elections and receive and count the election ballots, and pay her \$15 per hour for her services. He further stated that Catherine James has no other affiliation with Crystal Falls or the Association. **Allan Beck made a motion to approve Catherine James, Notary Public as our Inspector of Elections, seconded by Rich Painter, all in favor.**

John Welch presented Lots 158 \$565.72 & 870 \$2242.22 due to foreclosure as both property owners are deceased. **Rich Painter made a motion to write off bad debt on lot 158 of \$565.72 and lot 870 of \$2242.22 due to foreclosure as both property owners are deceased, seconded by Bryan Tyra, all in favor.**

John Welch explained that lot 765 wanted to build a garage on their property, however our CC&R's stated that it must be built no closer than 10 feet of the property line. John Welch ask property owners present to explain that the Tuolumne County Building Department approved a 6 foot distance to property line, which due to the property and size of garage was needed. Property owners on lot 765 requested a variance to the rule stated in CC&R Article VI section 6.2, **Allan Beck made a motion to approve variance for Lot 765 to CC&R Article VI section 6.2 reducing the distance to 6 feet in accordance with the Tuolumne County Building Department, seconded by Rich Painter, all in favor.**

John Welch presented the purchase of \$30 Thanksgiving gift card for Raffle to be held at the November 17th Board Meeting for members in attendance and Employees. **Allan Beck made a motion to approve the purchase of \$30 Thanksgiving Gift card for the Raffle to be held at the November 17th Board Meeting and Employees, seconded by Rich Painter, all in favor.**

John Welch presented the need to upgrade that QuickBooks software in the office as the upgrade was needed to be able to prepare the Budget to Actual Reporting, he further pointed out that we had a coupon saving over \$140 if we make this purchase by the end of October, as opposed to purchasing it next year when it would be necessary anyway in order to keep functions of program active. **Allan Beck made a motion to approve purchase of 2017 QuickBooks Premier for \$379.95, seconded by Rich Painter all in favor.**

John Welch present request from Lot owner to be able to perform required 40 hours of community service for the association. **Allan Beck made a motion to approve requested 40 hours of community service, seconded by Bryan Tyra, all in favor.**

John Welch stated that issue of silt accumulation at lot 380 had already been addressed during the lake report.

John Welch announced that Office Manager Lois Alameda would present the Reserve Funding Plan requested by Lot 865. Office Manager Lois Alameda presented all Long Term or Reserve Funding spent and funded from 2012-2016.

The meeting was adjourned to Executive Session at 6:55pm.