

- Minutes of the Crystal Falls Association Board of Directors Meeting
September 21, 2017 6:00pm

The meeting was called to order by Rich Painter, President. Other directors in attendance were, Bryan Tyra, Vice-President, Michael Dalby, Treasurer, 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 July 20, 2017 were reviewed by the Board. **Bryan Tyra made a motion to accept the minutes of July 20, 2017 as prepared, seconded by Tim Pearl all in favor.**

The Draft Annual Meeting Minutes of August 5, 2017 were reviewed by the Board. **Joel Lawrence made a motion to accept the minutes of August 5, 2017 as prepared, seconded by Tim Pearl all in favor.**

Rich Painter announced that the next Regular Board Meeting is scheduled for October 19, 2017 at 6:00 pm.

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

The Treasurer's report as of September 19, 2017 was presented by Michael Dalby, Treasurer. **Joel Lawrence made a motion to accept the Treasurer's Report as presented, seconded by Bryan Tyra all in favor.**

Rich Painter gave various Reports.

Old Business: None

New Business:

Rich Painter presented the resignation of Bryan Tyra, Vice President and asked for a motion to accept his resignation until his successor has been appointed, as written. **Michael Dalby made a motion to accept Bryan Tyra's resignation; Joel Lawrence reluctantly seconded the motion, all in favor.**

Rich Painter asked Bryan Tyra since his resignation is effective once his successor is appointed. Bryan Tyra nominated John Welch as his successor. Rich Painter asked John Welch if he would be interested in filling the vacancy. John Welch was willing to serve as successor to Bryan Tyra. **Bryan Tyra made a motion to appoint John Welch as his successor, as Vice President and Director on the Board of Directors, seconded by Tim Pearl, all in favor.**

Office Manager & Notary Lois Alameda administered the Oath of Office to John Welch.

Rich Painter presented the Recurring Payment form for Lot owners to set up auto payments with Crystal Falls Association. **John Welch made a motion to approve Recurring Payment Form , seconded by Tim Pearl, all in favor.**

Rich Painter presented the request from Lot 136 for speed bumps. Rich Painter pointed out that Duke York of Tuolumne County Road Department at the Annual Meeting had said that speed bumps were not allowed. This item will not be addressed.

Rich Painter presented the request from Lot 370, our former Vice President of the Board of Directors, stating that as he was the Primary Card Holder on the Crystal Falls Association credit card he would like the credit card closed immediately. Rich Painter stated that he closed the credit card on September 20, 2017. **Joel Lawrence made a motion to accept the closure of the credit card, and to purchase a prepaid credit card for \$500, seconded by Tim Pearl all in favor.**

Rich Painter presented Lots 157, 533 & 377 owner wanted to Board Horses at the Barn, Rich Painter explained that Lot 157 & 533 had one horse and Lot 377 had two horses. He stated that lots 157 & 377 had completed all the required paperwork, but we were still waiting for the completion of paperwork from lot 533. **Joel Lawrence made a motion to accept horse boarding requests for Lots 157, 533 and 377, seconded by John Welch the motion carried by majority vote. Michael Dalby was Opposed.**

Rich Painter presented Lots 131, 417, 559 & 560, and 812 & 817 for approval to lien. Rich Painter explained that our collection procedures had been followed, and Prelien Letters were sent Certified Return Receipt Requested. **Joel Lawrence made a motion to approve Liens for Lots 131, 417, 559 & 560, 812 & 817, seconded by Tim Pearl, all in favor.**

Rich Painter presented the need to increase wrangler hours off season. He explained that only 4 hours per week is authorized and budgeted, but it is more cost effective to have our off season wrangler come in a clean and care for horses, rather than have our Maintenance Man take care of them during the week for a much high rate of pay. **Joel Lawrence made a motion to approve up to 20 hours per week for one wrangler in the off season to clean and care for horses, seconded by John Welch, all in favor except Michael Dalby was Opposed.**

Rich Painter presented a Proposed Rate Increase, and the notice to be put in with the 10/1/17 statements to save separate mailing costs, he also presented the Draft Budget for 2018. Rich Painter pointed out that copies were available in the Board Meeting Packets and set out for our members present. **Joel Lawrence made a motion to approve Proposed Rate Increase and Draft Budget for 2018, along with notice to be sent with the 10/1/17 statements during billing, seconded by Tim Pearl, all in favor except Michael Dalby who Abstained.**

Rich Painter presented the draft rules for the Community Garden to the Board. **John Welch made a motion to approve the Community Garden rules as presented, seconded by Joel Lawrence all in favor.**

Rich Painter presented emails received from Lot 714 as Old Business requesting information on the Audit Committee; Rich Painter explained that as the Audit Committee had not been properly set up or reported the Board will be eliminating this committee in Executive Session after this meeting. Rich Painter also presented Lot 714 email regarding the Reserve Funding Plan. Lot 714 was present and he further explained questions on email which was the Reserve Funding Plan that had to be adopted no later than November 30, 2017. Rich stated that the Board would look into his request and provide an answer to him.

Minutes

September 21, 2017

Page 3

Rich Painter presented the possibility of assigning a Board Member and creating a Maintenance Director position, he further stated as he had looked back in the old minutes the Association had a Maintenance Director in charge of monitoring and scheduling the Maintenance and Project Schedule for the Association Maintenance Staff to follow.

John Welch made a motion to Appoint a Maintenance Director to schedule and monitor the Maintenance and Project Schedule, seconded by Tim Pearl. Joel Lawrence made a motion to appoint John Welch as the Maintenance Director, seconded by Tim Pearl, all in favor except John Welch who abstained.

The meeting was adjourned to Executive Session at 8:00pm