

Agenda for Crystal Falls Ranch HOA-Meeting October 19, 2017 6:00PM

Rules and structure for the meeting: In order to accommodate the members present, the following guidelines will be strictly enforced. No comments or questions will be allowed until Member Concerns.

- ❖ *During the member's comments portion of the meeting, each member who wishes to speak must give his/her name and lot number.*
- ❖ ***In order that everyone will have a chance to be heard, the comments will be limited to 3 minutes each. No one will be allowed to speak twice until everyone else who wants to speak has been heard.***
- ❖ *Please remember that both Robert's Rules of Order and Davis-Stirling forbid personal attacks: "Under no circumstances can you attack or question the motives of another member. You may attack an idea or result of a proposal but you must avoid personalities.*
- ❖ Please remember that the members of the Board of Directors are volunteers, and derive no financial gain from serving as a member of the Board. Board members are making every effort to conduct business as prudently and cost effectively as possible for the long term good of the members of our community.
- ❖ No audio or video recording allowed by attendees. However, the secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting and/or fined.

1) **Call to Order:**

- a) Pledge of Allegiance
- b) Roll Call of Directors
- c) Approval of Minutes Regular Meeting –September 21, 2017

2) **Announcements:**

- a) Next Regular Meeting is scheduled for November 16, 2017 at 6:00pm
- b) 3 Board Positions-Election Ballots will be mailed out on November 15, 2017 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 21, 2017 Regular Board Meeting

3) **Member Concerns:** Members present may address the Board of Directors

4) **Reports:**

- a) Treasurer's Report – Board Motion required – Michael Dalby – Discussion/Action
- b) Barn Report-Rich Painter -Discussion/Action
- c) Lake Report-Discussion/Action
- d) Maintenance/Long Term Report -Discussion/Action

5) **Old Business:**

- a) Lot 714 questions- Discussion/Action
 - i) Audit Committee Email
 - ii) Reserve Funding Plan Email

6) **New Business:**

- a) Eliminate Long Term Pay to Employees for Long Term Projects-Discussion/Action
- b) Appoint Activities Committee Members-Discussion/Action

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6 New Business Continued:

- c) Authorization to borrow from Reserve Funds in 2017 to pay for shortfall in Budget and Repay in 2018-Discussion/Action
 - i) Reason the transfer is needed-unable to pay long term (reserve fund) monthly \$5000 payment for October 2017, but will pay \$5000 that was borrowed in July 2017.
 - ii) Some options for repayment-As cash flow increases going forward, will repay unpaid monthly long term (reserve fund) payments.
 - iii) Whether a special assessment may be considered-A special assessment is NOT going to be considered.
- d) Approval for Anchor Pest Control to spray and kill lily pads in Lake \$500-Discussion/Action
- e) Board to announce Candidates for the Upcoming Election to the Board of Directors-Discussion/Action
- f) Volunteer to draw names of Candidates for Order to appear on the ballot if more than 3 Candidates for the Board-Discussion/Action
- g) Notary Catherine James & husband, Robert James, Notary to count ballots for Election at \$15 per hour each if more than 3 Candidates for the Board-Discussion/Action
- h) Lot 394 Request for up to 6 chickens-NO roosters-Discussion/Action
- i) Increase trash Pickup at the Barn now that we have 4 Boarded Horses Cost ?-Discussion/Action
- j) Request for Formal Audit 2011 to present Estimated Cost ?, must be paid by the Association-Discussion/Action

7) Adjourn to Executive Session: This meeting is closed to membership per Civil Code 4935

- a) Approval of Executive Session Minutes –September 21, 2017-Discussion/Action
- b) Legal Update-Discussion/Action

8) Adjournment