

Agenda for Crystal Falls Ranch HOA-Meeting November 16, 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 Special Meeting- October 12, 2017
- d) Approval of Minutes Regular Meeting -October 19, 2017

2) **Announcements:**

- a) Next Regular Meeting is scheduled for December 21, 2017 at 6:00pm.
- b) 3 Board Positions-Election Ballots were mailed out on November 15, 2017 and are due back to the Notary by December 15, 2017 results will be counted, by her during the Board Meeting December 21, 2017.
- c) Introduce Candidates running for the Board:
 - i) Douglas Satterfield
 - ii) Marife Wood
 - iii) Jeannette Sedlemeyer
 - iv) Dave de Villers
 - v) Timothy Pearl
 - vi) Lydia Welch

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
- e) Activities Committee Report-Discussion/Action

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5) **Old Business:**

- a) Increase trash Pickup at the Barn-Due to Health concerns manure is being bagged and put in dumpster Cost \$391 per month-Discussion/Action
- b) Approval for Anchor Pest Control to spray and kill lily pads in Lake \$500-Discussion/Action

6) **New Business:**

- a) Concerns received from Lots:
 - i) 404-Revisit \$25 Refundable Garden Fee-Eliminate Garden
 - ii) 040-Have Rate Increase only be for 1 year
 - iii) 019 & 040-Various Questions provided to the Board
- b) 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 November and December 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.
- c) Budget Committee to Present 2018 Budget
 - i) Request Budget Committee Extension of Charter through December 31, 2017-Discussion/Action
 - ii) Proposed 2018 Operating Budget – Presentation-Discussion/Action
 - iii) Proposed 2018 Long Term Reserve Funding Plan-Presentation-Discussion/Action
- d) Lower Lake should we drain it this winter or not?-Discussion/Action
- e) Hiring Policy-Discussion/Action
- f) Annual \$30 Gift Card Thanksgiving Raffle for Audience members in attendance-Discussion/Action

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

- a) Approval of Executive Session Minutes –October 19, 2017-Discussion/Action
- b) Legal Update-Discussion/Action

8) **Adjournment**