**Board Meeting Notification January 4, 2020 – 11:00 a.m.**

***Open Board Meeting starts at 11:15 a.m.***

**Location: 13882 Shirley Dr. (Terry’s house), Dobbins, CA 95935**

Website: <https://lfmwc422.wixsite.com/lfmwc>

**Minutes-Ammended**

**The Board of Directors will meet on Saturday, January 4, 2019 at 11:00 a.m.** Shareholders may attend the **Open Board meeting at** **11:15 a.m.** After the Board has conducted the meeting and discussed the below agenda items, any shareholders present will be invited to ask questions, comment and/or make recommendations.

1. **Call to Order** at 11:04 am
2. **Closed Session** – Board members only
   1. Updated customer list
   2. Close Golden Pacific Bank account once Banner QuickBooks is functional.
   3. Once the initial $1,000 hook-up fee is paid and lot taps into our main water line, they are considered a developed lot regardless of the amount of water used. Two or more lots merged as one with the county will use only one access from main line thus be charged one developed lot fee. Tapping into the main line again will result in charging of an additional developed lot fee(s).
   4. AB 54 training
   5. Toner and photo print reimbursement- receipts provided
3. **Open Session** started at 11:21 a.m.
4. **Attendance**: Andrea Greenwell, Ethel See, Terry and Sue Patton, James Fleisher, Jonathan Beth, and Lisa Thompson
5. **Updates** 
   1. **President’s Updates**
      1. Preparing for future power outages
         1. Plan A: Top off tanks prior to announced power outage
         2. Plan B: 3000 gallons of potable water delivered for $325.00
         3. Plan C: Wire wells for generators and rent/purchase generator(s). Not cost effective at this time.
      2. Overgrown lot letters go out on Wednesday 01-08-2020
         1. 14 lots owners (16 lots total) will be notified to remove overgrown and hazardous vegetation from their lots to comply with our subdivision CC&Rs and Cal Fire recommendations by May 15th, 2020. Update on progress at April Board meeting.
      3. Infrastructure
         1. Short term plans:
            1. Main shut off valve installation at the bottom of the hill to the tanks planned for this spring. Existing tank shut off valves are aged and not reliable. Also, during the wet winter months, the dirt road up to the storage tanks can be difficult to navigate especially in the event of an emergency. We are obtaining bids from Fletcher Plumbing and Peters Drilling.
            2. Road patching and sealing to be done by volunteers during one or more of our planned community events. We will identify cracks and holes that need immediate attention and repair with materials from ACE Hardware or Home Depot. Major road issues to be addressed by a professional at a future date. Shareholder will repair construction damage to Shirley Dr. in front of new home construction site.
            3. Community members are planning to improve the recently cleared island by the subdivisions entrance at Texas Hill Road. Drainage, erosion control, and “curb appeal” will be addressed. Expert gardeners in our community are researching low cost options such as natural terracing, native/fire resistant, pollinator friendly plants, etc. to improve the area. The subdivision sign will also be repainted to protect it from deterioration. See subdivision events in section 5a iv below of these minutes for more information.
         2. Long term plans: We are obtaining bids for potential infrastructure improvement to main water lines around the subdivision. Researching boring method to lay new pipes without disturbing the road as well as the water meters. A method recently used nearby at Thousand Trails. We are just research now and have no imminent plans to act.
      4. Community subdivision improvement events- dates to be determined and announced by email
         1. Beach clean-up day and BBQ- tentatively planned for the end Feb. or early March
            1. We can also identify areas of the road that need patching
         2. Two fire prevention clean up days- Tentatively planned for April and May
            1. Watch for emails announcing the activities and bring family, friends, and tools if possible
            2. The May event will have a chipper for use by the community
         3. Front entrance improvement
            1. Researching and planning for drainage and erosion control using natural terracing and native plants
            2. Work is planned for a later date. Watch for emails calling for volunteers if interested.
         4. Road patching
            1. Watch for an email calling for volunteers to help when the weather is warmer
      5. Last rate increase effective April 2020 reminder- New rates will be as follows: $1,200/year ($300/quarter) for developed lots and $300/year ($75/quarter) for undeveloped lots. Undeveloped lots must pay a $1,000 fee before tapping into the main line connection for their lot and be charged at the developed rate thereafter.
   2. **Secretary/Treasurer's Updates**
      1. Golden Pacific Bank Accounts (to be closed this year and money transferred to Banner Bank)
         1. Checking account balance is $11,410 and savings account balance is $5,000
      2. Banner Bank checking account balance is approx. $6,300
      3. PGE credited our account $100 for outage inconvenience. Credit should be $250, the business credit not residential credit should have been applied. Ethel will call PGE.
      4. New online QuickBooks ~~proQuickBooks~~ account active this month for sending the 4th quarter invoices

* 1. **Water Manager's Updates** 
     1. The water continues to flow. We are considering hiring a new D-1 operator due to the lack of communication.
     2. Two trees fell by the tanks and one by the wells. Terry and his chainsaw took care of them.
     3. Response to shareholders chlorination question- We don’t chlorinate the water coming from the wells unless our D-1 operator notifies us of a positive test result for bacteria or if the system has been shut down for any reason. In the event of a positive test result or a system shut down, ½ cup to 4 cups of bleach is added to the well heads and shareholders notified

1. **Open Forum**:
   1. Shareholder reports a white, crusty build up on some of their inside plumbing. They are considering installing a “hard water” filter. Other shareholders at the meeting shared their techniques to prevent/remove build up with vinegar solution or a product like CLR.
   2. Scotch broom (aka fire weed) removal. It’s invasive and prone to burn. Pull out plants by the roots when you see one especially before they go to seed. Eradication requires consistent removal of regrowth before going to seed. The seeds are very, very long lived.
2. Meeting adjourned at 12:21pm
3. Next Board Meeting- April 4, 2020 at 13908 Shirley Dr. Dobbins, CA 95935

**MEETING RULES**: No [audio or video recording](https://www.davis-stirling.com/MainMenu/MainIndex/Recordingmeetings/tabid/663/Default.aspx) allowed by attendees. However, the secretary may record the meeting to aid in the preparation of minutes. **As provided in the "Open Meeting Act,**" **members may observe the open session of 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 and/or at the yearly shareholder’s meeting in June.