**Board Meeting Notification – February 2, 2019 – 11:00 a.m.**

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

**Location: 9643 Browns Valley, CA 95918 (Carianne’s new house)**

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

**Minutes**

**The Board of Directors will meet on Saturday, February 2, 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.  Meeting Call to Order at 11:10am

2. Closed Session – Board members only (personnel issues involving liens; overdue accounts, warning letters will be sent and liens processed). A formal late policy will be voted on by the board and posted on website if approved.

3. Open Session started at 11:28am

4. Attendance taken

Andrea Greenwell – President

Marlyss Berkan – Secretary/Treasurer

Terry Patton – Water Manager

Carianne Huss

Jonathan Beth

5. President’s Updates

* New president introduction
  + My name is Andrea Greenwell. I’m married to Paul Gibney and we have an 11 year old daughter, Maggie. I teach Biology, full-time, at Sacramento City College. We own an undeveloped lot on Shirley Dr.
* AB 54 Online Training update and rural water company requirements
  + *AB54 recommends (not requires) storage tank inspection every 5 years. Our tank was last inspected in 2014. Board is considering professional re-inspection this or next year based the water manager’s yearly inspection. Terry to provide me with a tank and well tour.*
* Reviewed all organized history documents in LFMWC Google Docs
  + *Following* ***AB 54*** *and* ***AB 240***
    - *I want to serve in good faith and follow the law.*
* Rate increase reminder
  + *Reminder to be sent by email this week; effective April 1st 2019, $250/year undeveloped & $1,000/year developed*
  + *Details also on our website*
* ACC needs more members to move on fire safety issues and potentially develop a hazardous vegetation abatement program for the estates
  + *At one more shareholder need for functioning ACC.* ***Email if interested in participating****.*
  + *ACC has legal authority to can rules about clearing, no dogs barking after dark, trash pickup, safety etc. Let’s see if Julianna Beth and Susan Patton to join the committee to have it move forward.*
  + *Terry was talking about fire suppression. Undeveloped lots need to remove and pay for clearing. Andrea mention we could make a rule to have Lot owner take care of this maintenance. Could vote by next Shareholders meeting.*
  + *Let’s organize a* ***LFE volunteer fire safety and weed abatement brigade****. Volunteers identify areas of the subdivision with dead trees, overgrown underbrush, etc. and work together to clip, trim, chip, &/or remove hazardous vegetation.* ***Meet before fire season starts****.* 
    - ***Lot owner permission in writing*** *via mail or e-mail is required before any abatement can be performed*
    - *I will ask for permission from Lot owners of the beach easement to selectively clear easement to use as an escape route to the lake in case of wildfire.*
    - *I will also ask for permission from Greg and/or Tim Wilkerson, owners of the Ingersoll road easement from Texas Hill Rd. to the fork with Shirley Dr., to selectively clear the roadside since it’s our only escape route out of the subdivision in case of wildfire.*
    - *Watch for an email and/or Survey Monkey to determine dates that works for interested Shareholders to volunteer and barbeque when were finished*
* Road committee status
  + *The Ingersoll entrance road by the residents name sign has a drainage problem that needs to be addressed*
    - *I will contact Greg and/or Tim Wilkerson to request permission and possible financial contribution to repair road per AB1927 Easements: maintenance: arbitration*
    - *The need for road resurfacing was mentioned. Repairing the water lines should have priority because of the potential road damage that might occur with the water line repair.*
    - *We need volunteers to help “serve” on the road committee discussed at the last Shareholder’s meeting. The board is willing to fund the supplies for small road patches or crack sealing by volunteers.*
* Updated shareholder contact information needed *especially for undeveloped lots to get fire abatement permission*
* Survey Monkey (free version) for shareholder surveys and/or voting
  + Sample survey results
    - *12 responses, all willing to use Survey Monkey again*
    - *Topics of interest mentioned by shareholders were as follows:* 
      * *Participation*
      * *Harmony, respect, and safety*
      * *Fees, water, and standards*
      * *Undeveloped lots are a fire threat to the whole sub-division.*
      * *Opening up the entrance Dead Tree removal and undeveloped lot maintenance*
      * *Urgently request the owner(s) of the land adjacent to our home to clean as much as they can in order to lower the fire danger for our entire subdivision.*
      * *Clear land at the end close to our home of Ingersoll Family. Representing a great danger for fire for all.*
      * *1. fire clearing 2. getting the cc&r and bylaws strait. 3. road improvement.*
      * *LFMWC paid an Attorney thousands of dollars to review LFMWC and LFE documents. The results of this review were never clearly explained. See review conclusions below per Carianne’s (and Jonathan’s) meeting with the Attorneys, Sheldon Hadely and Michael Barrette:*
        + *ACC has legal authority enforce the 600 sq. ft home requirement as well as to create and enforce rules. ACC should include two board members and at least three shareholders to vote on new rules.*
        + *Modern manufactured homes/modular homes are not currently considered to be “mobile homes” as mentioned in our CC&Rs and current laws prevent discrimination. Travel trailers, RVs, 5th wheels, etc.* ***can’t*** *be made permanent and are only allowed if home construction is occurring for no more than 1 year.*
        + *The remaining attorney retainer fee to be refunded to LFMWC*
      * *A shareholder requested the attorney’s findings be in writing for all current and future shareholders to view and would like the “What is a quorum?” question answered. I will attempt to get such documentation without spending any further LFMWC funds.*
      * *Others at the meeting wanted to more forward and not revisit the manufactured/modular home issue that has been so divisive to our community.*
  + Address shareholder question about lawyer *(see above)*
* **Yearly shareholders meeting is at 1pm on June 1st at the Alcouffe Center (9185 Marysville Blvd. Oregon House, CA 95962)**

6. Updates  
 a. Secretary/Treasurer's Update-

* + - Shareholder lien
    - Late Receivables
    - Checking Balance $13,444.68
    - Alcouffe board room secured for June 1st Shareholder’s meeting
    - Golden Pacific update
    - Mobile Hot Spot

b. Water Manager's Update-

* Water quality is fine.
* P&L Plumbing was called to addresses a Shareholder’s renter’s complaint of knocking pipes. Plumber concluded the knocking (hammering) sound was due to pressure drops in the house pipes when multiple water sources are used at the same time (ex. shower on and flush toilet at the same time). Plumber suggested the home owner install an anti-hammering device or redo the pipes in the home.
* Terry is due to take the AB54 training and he is saying that he doesn’t want to have the Company pay for the reimbursement if another Water Manager replaces him after this year’s voting cycle. He has no plans to stop serving as our water manager but he is not sure if someone else will be nominated and voted into the position.

7. Open Forum: No further topics were discussed.

Meeting adjourned at 12:34pm. **Next Board Meeting tentatively set for April 6th, 11:00 am. Location TBA**

**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. 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.