

GERLE CREEK SUMMER HOME TRACT ASSOCIATION
Meeting Minutes of
June 25, 2011

Meeting was called to order on June 25, 2011, 11:30AM by Bill Dillon.

I think everyone owes everyone a hand at the wonderful food, it's really great. Thank you all.

May I have Troy Schroeder, Kathy Kerth and Gina Busalacchi please stand. These are the new Association members and just wanted to welcome them.

Roll was taken and it was determined that a quorum existed.

It was moved/seconded/carried (Boyd, 21/Brinsky, 42) to accept the minutes as presented.

We usually discuss the proposed budget at this time, but we're going to hold off because a situation has come up about the green waste dumpster we have had the last couple of years. As you all know we have had a green waste dumpster that we had a grant for and have been very, very lucky. Everyone has done a great job making sure it's only green waste and it was really nice when I talked with the people from the disposal service and they said they did not have a problem with Gerle Creek tract, and they have had problems with other tracts. However, we've have lost the grant. We don't have the grant any longer, so if we want a dumpster to collect green waste, we can have a dumpster delivered for 7 days, at \$450.00 total, pick up and delivery, for approximately \$11 per cabin whether you use it or not. Remember this, the alternatives are: you can burn, you can pack up and take to the nearest dump. Diamond Springs will give you a voucher, so you can take there if you want; however, I was told by one person who went there it was 4 hours, \$30 in gas, and they didn't have enough vouchers and cost them another \$20. Unfortunately those are the alternatives and as you know this is our responsibility as cabin owners in the National Forest to keep our lots clean. The proposed budget we will add \$11 to the total per cabin and if we opt to go 2 dumpsters we will have another dumpster, \$450 for 7 days and the total will be \$22 added on to the budget per cabin. As far as the dates go, they will determine them, not us and it was the same when we had the grant. So there is no change regarding materials and what goes into the dumpster; it's the same as the grant was -- only green waste. If they find anything in there other than green waste, the cost will go up to \$675, all the way up to \$700 per dumpster. I will say this, we have been really good and we have not had that problem.

A question was asked about whether or not we can check into having the delivery date changed to a Friday and picked up 10 days later on a Monday. Bill indicated that he would check into it and see if it can be done. Brad also mentioned that this was just a discussion at this point to determine whether or not a green waste dumpster would be rented for the tract.

It was mentioned that if someone put something in that wasn't allowed, they didn't want to be penalized for someone else not following the rules. It was asked if Bill was going to police the use of the dumpster. Bill mentioned that he doesn't want to be a policeman to make sure that everyone follows the rules. People should be mature enough to follow the rules and not jeopardize the use of the dumpsters. When someone tries to sneak objects in that don't belong, you're hurting the entire tract.

It was moved/seconded/carried (Colson, 34/Holmes, 33) to rent two dumpsters for green waste disposal this year and to add \$22 to the proposed budget to cover the cost. Hands were counted and a total of 26 out of 41 voted for the dumpster.

It was also mentioned that if you intend to burn your green waste, you have to make sure you call each and every day you intend to burn to be sure it is a burn day. The number to call is (530) 621-5897.

Brad reiterated at this time that instead of the assessment being \$180, it will now be \$202 with the dumpster fee added in. He asked if there were any questions regarding the proposed budget. Someone questioned the road maintenance fund. It was explained that a road fund was voted in in 2007, but we took the road part out of the title. It is actually one fund that is building up for replacement of the generator for the water system, which we've been told is on borrowed time. A replacement generator could cost from \$10,000-\$15,000. So the reserve account we have is for emergencies such as this.

It was moved/seconded/carried (Rodgers, 28/Boyd, 21) to accept the proposed budget with the addition of the \$22 per cabin.

Responsibility of the water system was discussed. It was mentioned that there are some cabins who don't have a turn-off valve so it becomes an Association responsibility. There is only one cabin that doesn't have a valve and it is taken care of each year. It was also mentioned that the system itself is a tract responsibility, but cabin owners are responsible for the water lines from the road to their individual cabins. When the system is turned on, those working on the system make sure the valve is turned off at the road for each cabin as they don't know how each cabin owner handles the turn off inside of their cabin.

The water test is going to the lab on Monday and we will get the results from the county.

Firehoses were discussed. Need to get them up ASAP. Last year one hose blew so all of them need to be pressure tested; lots of damage. So far 10 were tested, and replaced as needed. Need to thank Rich Busalacchi for obtaining new hoses for the tract. About 35 sections of new hoses were replaced so far.

Anti siphon valves were discussed as well. The county states we have to have them on all hose bibs and you're supposed to break the screw that is on the valve. However, if you break that screw, it holds water back and it stays in the pipes. Bill called the county and they insist that we have to have them, so my suggestion is to not tighten it until the screw breaks. If the screw doesn't break, you can remove the valve at the end of the year. Thanked Dave Frink for being the guinea pig as Bill went over and found out what was happening on his spigot.

The 10 year reassessment period is up and we are expecting a meeting in September to start the new appraisal period. Mike Brattland is at meeting listening to the appraiser that National Forest Homeowners has hired. It was mentioned that the appraiser can only assess bare ground. They can't include any improvements in the assessment because all improvements have been paid for by cabin owners, not the Forest Service or any other third party.

Work parties for 2011 are scheduled for July 9th, August 6th, and September 10th. If a work party is not needed, it will be cancelled and you will be notified via email.

It was mentioned that Mary Camber decided to not run for the Board. Asked if there were any nominations for Board members other than Bill Boyd, Wayne Fluke and Wayne Lile. Wayne Lile mentioned that any permittee can run for the board and that women are included. He indicated that he would prefer not to run this time if he can avoid it due to other commitments, but if there are no other nominations, he will run.

Don Howard was nominated by Rick Rodgers, and Gina Busalacchi was nominated by Sheila Shives. This gives a total of 5 nominees for the Board, so paper and pencils were passed out for everyone to vote.

It was also mentioned that the Forest Service was unable to attend the meeting this year.

Dan Colson and Holly Keller counted the votes. The new board members are Bill Boyd, Wayne Fluke, and Gina Busalacchi.

Asked if there were any nominations for President. No one volunteered. It was moved/seconded/carried (Colson, 34/Holmes, 33) to close nominations for President; therefore, Bill remains President.

Brad reminded everyone that their check needed to be made out for \$202, made out to the Gerle Creek Summer Home Tract Association, put your lot number on your check, and mail them to Brad. Also please remember that the assessment is due on or before August 31st.

It was moved/seconded/carried to adjourn the meeting at 1:10 p.m.