

CLRCA Board Meeting 1/18/18

In Attendance: Tim Hobbs, Barbara Nuckols, Jim Howell, Tom Nixon (Robert Tellez was late for gavel by approx. 10 minutes).

Call to Order: 6:06 p.m.

Motion to Accept Agenda: by **BARBARA** seconded by **IIM** 4-0 approved

Motion to Accept 12/21/17 Minutes: by **IIM** seconded by **TOM** 4-0 approved

Financial Report: by **IIM**. Jim reports that the financial committee had a productive last meeting in preparation for next fiscal year. There are still issues to work out by the committee is happy with its progress. Jim believes there will be one more meeting soon to finish off the final presentation for board approval. **Carl Hilsz** (financial committee member) was joining the meeting by conference call. Carl stated that he had no additions to Jim's comments. There was no financial report for this meeting as a result of Cindy being gone and Mary not being able to get into Cindy's computer because of software issues with our TOPs program.

Manager's Report: **Cindy** was absent. **Tom** spoke up to report that Cindy is currently going through some personal issues that will require patience from the board. He repeated that we were not able to get either a **manager's report** or a **financial report** (as reported above) included for this meeting.

ACP Meeting: **Tom** reported that tomorrow's meeting has been cancelled as a result of there not being sufficient business on the agenda to warrant this meeting. Also, Doug Herren will be absent as he has job responsibilities in Sacramento. There was a member requested meeting with ACP that has been rescheduled for the next meeting on Feb. 2nd.

Social/Recreation Committee: **Barbara** spoke about meeting with several members to discuss some future activities/events in the community room. She is focused on trying to put together a "coffee house" event that will include food and music in a coffee house setting for the spring. Tom Nixon as volunteered to put together some musical acts for the event. Stay tuned!

Open Forum: There were 3 members in attendance in the audience and one member on conference call. No requests were made at open forum.

Unfinished Business:

1. **Governing Documents Rewrite Update:** **Tom** reviewed the process and where we are at this time including a "Response/Summary" he has completed and sent to Cindy prior to routing to attorneys. This includes a

summary of the board's current position (and inquiries) to be sent to Berding & Weil after its review by the Ad Hoc Committee. Tom agreed to route copies of this summary to the board asap. At this time there exists the original draft, Ad Hoc's Report, and this Response/Summary. Audience members including Donna Moeller, Linda Tellardin, and Georgette Eggel joined an open discussion with the board. These members were concerned about members seeing a copy of these evolving documents. Tom addressed the difficulty of being able to do so, including printing and mailing a document that is still evolving that will incur substantial additional costs to CLRCA. He suggested printing up a limited number of copies that could be able available to members, at the office, that includes changes the board is considering. Georgette suggested putting some of this online for review by members. She will discuss with Cindy. Tom brought up a sampling of issues that the board is looking out that are not necessarily in agreement with the draft. These include; rental agreements, inoperative vehicles, pets, poultry, mandatory garbage pickup, third party beneficiaries with rental properties, variances, ACP board changes, board committees, animal restraints behind fences, and a number of other topics. Again this is difficult without members having access to this evolving documentation in front of them. Tom also shared a conversation he had with Anita McKee (ACP Committee member) regarding owners having the responsibility to have to identify who holds their mortgages. She has issues with this, and as it turns out by a brief discussion, so does the board. Tom will discuss with Cindy a way to print up some written material for members review at the office as appropriate.

2. Community Hall Rental Status : **Tom** indicated that this topic was recently on a prior agenda, briefly discussed, and shelved because none of the members who wanted to discuss it appeared before the board. Donna Moeller and Linda Tellardin, now present were asked directly by Tom what it was they wanted to see changed about the current policy/procedures. Donna had the most current copy of the policy (Dec. 2017) with her. Donna wondered why members needed to acquire additional insurance when CLRCA already carried a policy or why a fee was required for use of the facility since members already paid dues. Tom responded by saying that our current policy was consistent with what the other "Riviera HOAs" are doing with the use of their community halls, with the exception that ours is cheaper. They all require cleaning deposits, rental fees and insurance riders. Tom told the story of a recent mishap and injury to a guest and damage to a wall in our facility (he was corrected by Barbara regarding the circumstances of the injury/damage). Without our requirements, this incident could have been more complicated. Tom stated that most activities with rentals occur when no staff or volunteers are around. Often these activities are non-compliant with our policy. Also CLRCA has received few complaints regarding our policy until the incident known as the 'cookie party.' This provoked an e-mail chain of discontent from some members over the requirement for additional insurance. Linda discussed more concerns with this particular event having to have additional insurance as a group that had few risks and was providing

- a service to local children. Various board members including **Tim** responded to the policy and the process by which this happened, as it related to this event, and the ability, in some circumstances, to have an event be covered by a co-sponsored event. **Barbara** suggested that the members have the right to place on the agenda and request an exception. **Tom** expressed his irritation with the e-mail chain demanding a special meeting by the board “while there’s still time” and calling the board “twits.” He suggested that, with Cindy’s help, the board could draft guidelines in the future that could give the office manager the ability to make reasonable exemptions for low risk activities while staff are on the property. **Carl Hilsz** by phone indicated that he had worked with a prior board to implement some guidelines for the hall that were never approved. **Barbara**, once again, offered the ability for members to confront the board directly regarding exemptions to the policy.
3. **Emergency Sirens:** **Tom** spoke about the many discussions going on with the Lake County Fire Safe Council (of which he attends) that pertains to this issue. There is much discussion going on with all of the Riviera HOAs regarding this proposal. The sirens would need to be funded by grants (county has no money), operated by county or fire departments, placed on public properties (county, water district, CLRCA, fire departments) and maintained and tested routinely. Some professionals see sirens as a tool but not a panacea and others see them as not worth the significant upkeep and costs. The discussion will continue but CLRCA would not be able to afford to pay for it or operate the system. CLRCA maybe asked to contribute in some manner in the future.

New Business

1. **Pool Negotiations** : The finance committee is attempting to budget for this program and needs input. **Jim** related the committee’s current budget sum of \$25,000 being set up for the program (**Carl** was able to chime in with the correct sum). **Jim** indicated figures from the 2015 year sales that he and the rest of the committee felt would be sufficient for year 2018 estimates. **Tom** talked about member **Todd Schesinger’s** earlier proposal to negotiate on behalf of CLRCA that has now been rescinded. Tom is concerned about continuing to be short \$7000 for the last two years in recouping our agreed outlay to the Gilberts of \$23,500 for each of those years. He, however, strategically does not want to get into conflict with members over the pool that will take away from future support of voting for the governing document rewrite. He suggests that we consider agreeing to a new contract but upping the cost of passes to \$140 each. **Barbara** is against continuing a contract with the Gilberts. She has many concerns about the lack of controls and behavior that understaffed pool attendants aren’t providing that routinely occur at the pool and believes CLRCA should get out of the way and let members deal directly with the Gilberts if they wish to use the pool. **Tim** believes CLRCA should be assisting our community with an important amenity provided that the Gilberts can be negotiated with regarding our concerns and costs. He

agreed to enter negotiations with Doug Herren to address the Gilberts. Everyone was in agreement with this idea. After his contact and attempts the board will have a better idea how to proceed. **Robert** wants to continue to provide the program provided a “smart” agreement can be made between CLRCA and the Gilberts. **Jim** is in agreement with the finance committee’s recommendation and acknowledges Tom’s concerns about not letting the pool issue interfere with the bigger issue of the governing documents rewrite. The board finally agreed to let Tim have a shot at negotiating with the Gilberts. **Carl** expressed his dissatisfaction with the board for not making a motion to do this. The board did not feel there was a need to do so.

2. Election Timeline: Item was shelved as we already addressed issue in the governing documents portion earlier.
3. Air-Med Benefit: Item shelved as Cindy is not here to address.

Meeting Adjourned at 7:55 p.m.