

**THE RANCHO TEHAMA ASSOCIATION**  
**BOARD of DIRECTORS REGULAR MEETING ORDER OF BUSINESS/AGENDA**  
**Wednesday January 10, 2018      Time: 6:00 PM**  
**Rancho Tehama Recreation Hall**

**Call to Order:**

**Quorum Present:**

**Opening Ceremonies: Welcome/Pledge the Flag. Meeting Rules:** No audio or video recording allowed by attendees. However, the Secretary/ Manager 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. Attendees may not engage in obscene gestures, shouting, profanity or other disruptive behavior. If attendees become disruptive, they may be expelled from the meeting.

**Announcements:**

**Guests: Jason Kersey- The Management Trust and Bob Williams-Tehama County Supervisor**

**Managers' Report:**

**Notice of Delinquent Assessments (Lien):**

**Adopt Minutes of Previous Meeting 12-12-17**

**Old Business (discuss and/or vote on issues relating to the following subject):**

- Transfer Station Use

**New Business (discuss and/or vote on issues relating to the following subject):**

- Drawings for gift cards for attendees at board meetings
- Monetary incentive for voters to return ballots

**Open Forum:** During open forum, each attendee may address the board for up to two minutes; request to speak slips should be filled out and given to the president before speaking. A director or manager may briefly respond to statements made or question posed. Speakers must observe the rules of decorum and not engage in obscene gestures, shouting, profanity or other disruptive behavior. If a speaker is in the middle of a sentence when time is called, he/she may finish their thoughts before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others. All persons must follow the Meeting Rules listed at the top of this agenda

*In accordance with Civil Code Section 4935 the Board may adjourn to, or meet solely in, executive session to consider litigation, matters relating to the formation of contracts with third parties, member discipline, personnel matters, or to meet with a member, upon the member's request, regarding the member's payment of assessments, as specified in Section 5665. Further, the Board shall adjourn to, or meet solely in, executive session to decide whether to foreclose on a lien pursuant to Civil Code Section 5705(b). Any matter discussed in executive session shall be generally noted in the minutes of the immediately following Board meeting that is open to the entire membership.*

**The Rancho Tehama Association (RTA) Board of Directors Meeting Minutes**  
**Wednesday January 10, 2018**

**The meeting was called to order at 6:00 p.m.** Quorum: Juan Caravez, Deborah Elworthy, Richard Gutierrez and Jim Price and Melissa Wester.

**Guest:**

Jason Kersey of the Management Trust gave a financial report on the November Financials, December Financials were not yet ready. He stated that over all the financial health of the association looks really good. At the end of November there was a surplus and positive cash flow. He was asked if the member in good standing number is something to be concerned about. He stated that the member in good standing number is not concerning. He said the only thing that looked to be a concern is the collections.

Bob Williams of the Tehama County Board of Supervisors gave updates in regards to our community. He stated that there is potential funding for Rancho Tehama Elementary with the USDA. Right now the security is being funded by a grant that will run out in March and they would really like to keep that going. There has also been some progress with ATT promising to look into putting a tower in Rancho Tehama. The association should look into properties that may be a good location and think about a lease agreement. He is also trying to see if he can get an inmate crew to clean up some of the litter along the roads leading into Rancho Tehama. Lastly he informed the Board that some of the HOA owned properties are listed for tax sale.

**Notice of Delinquent Assessments (Lien):** None were presented to be voted on

**Adopt Minutes:**

- A motion was made to accept 12-12-17 minutes as written (Elworthy motioned, seconded and passed all in favor)

**Old Business**

■ **Transfer Station:**

- A motion was made to table (Elworthy motioned, seconded and passed all in favor)

**New Business**

■ **Board Meeting/ Election Incentives:**


- A motion was made to table to put into a newsletter for member input and to check with consult with attorney (Elworthy motioned, seconded and passed all in favor)

**Open Forum:** A member complained that abatements have caused HOA paying members to leave Rancho Tehama. She also complained that Rancho Tehama is being targeted and that it is causing anger. She stated that the county is spending money on abatements that could be better spent elsewhere. Another member questioned what the County Supervisor and Board President has done to make Rancho Tehama a safer place. A member asked if the same agency that did the fuel reduction project the last two years will be back out again this year.

**There being no further business, the Board adjourned at 6:10 pm**

**The Board met in executive session on 12/12/17 & 12/27/17:**

- Handled legal issues
- Accepted 2 payment plans in house payment plans
- Approved executive session meeting minutes
- Handled personnel issues

  
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Jim Price, Secretary

Date: 2-12-18