

**THE RANCHO TEHAMA ASSOCIATION  
ANNUAL MEETING OF MEMBERS AND OPEN BOARD MEETING  
ORDER OF BUSINESS/AGENDA  
Saturday October 8, 2016      Time: 1:00 p.m.  
Rancho Tehama Recreation Hall**

**Call to Order Both Annual and Open Board Meeting By President:  
Opening Ceremonies: Welcome/Pledge the Flag  
Introductions:**

**ANNUAL MEETING:  
Explanation of Process:  
Determination of Quorum/ Close the Polls:  
Read Report of Annual Meeting:  
Election Results:  
Adjourn:**

**BOARD /ORGANIZATIONAL MEETING: (Board Actions)**

**Adopt Meeting Minutes 9-22-16  
Seating of New Board:  
Elect Officers:  
Board Meeting Schedule:  
Request to Tehama County a one year waiver of the building impact fee:  
Open Forum:  
Adjournment:**

**The Rancho Tehama Association (RTA) Board of Direction Election and  
Open Board Meeting Minutes  
Saturday October 8, 2016**

**The meeting was called to order at 10:10 a.m.** Quorum of Directors: Juan Caravez, Ruth Haskell, Malia Hard, Paula Skubic and Fred Casey.

**The Board of Director Election was turned over to independent inspector:** Lisa Swartz from the Ballot Box explained the secret ballot and the process of opening the ballots. We received 387 ballots and did not reach quorum of 474 ballots. A judge heard and granted our request to allow us to open the ballots as returned short of quorum.

Lisa recommended to the board to make a rule change allowing for a non-election if the open seats are equal to the number of running candidates and to remove write-in candidates.

Juan Caravez	297
Michael Wright	227
Malia Hard	186
Linda Jones	180
Anders White	128
Write In Candidates:	
Steven Henderson	3
Wanda Baeta	3
Nash Dweik	3

Juan Caravez, Michael Wright, and Malia Hard were seated on the board.

**Open Board Meeting:**

**New Business:**

- Minutes: A Motion was made to approve 9-22-16 minutes as written (Casey motioned, seconded and passed all in favor)
- Officers:
  - President: A motion was made to appoint Juan Caravez as President (Skubic motioned, seconded and passed, 3 yay Skubic, Hard and Caravez; 1 nay Wright, Fred Casey resigned)
  - Treasurer: A motion was made to appoint Malia Hard as Treasurer (Caravez motioned, seconded and passed; 3 yay Skubic, Hard and Caravez 1 abstained Wright)
  - Vice President: A motion was made to appoint Paula Skubic as Vice President (Caravez motioned seconded and passed; 3 yay Skubic, Hard and Caravez, 1 abstained Wright)
  - Secretary: Michael Wright stated he did not want to take an officers position. After making sure one person could take two officers seats, A motion was made to appoint

Paula Skubic as Secretary (Caravez motioned, seconded and passed 3 yay; Skubic, Hard and Caravez, 1 abstained Wright)

- Tehama County Impact Fee Waiver: A motion was made to allow Skubic to write a letter to request a one year waiver of the new impact fee (Skubic motioned seconded and passed, all in favor)

Open Forum: A member wanted to know what happened to the fine system and when did that change. It was explained to the member that it was changed due to a court ruling back in 2006.

**There being no further business, the Board adjourned to executive session**

**The Board met in executive session 8-24-16 and 9-22-16:**

- Met with Bob Williams and Tim Potanovic regarding noncompliance complaint against RTA owned property
- Approved contract of sale on two RTA foreclosed lot properties and Ford F350 Truck
- Approved 5 in-house payment plans
- File small claims on 6 accounts
- Authorized notice to publish on one account
- Write off bad debt on 3 accounts
- Authorized waiving late fees on 3 accounts and denied late fees on 9 accounts
- Handled Personnel Matters-90 day reviews
- Discussed and voted on Legal Issues regarding USDA Loan/ Lawsuit
- Approved executive session meeting minutes 8-6-16



Anders White, Secretary

Date: \_\_\_\_\_

12-16-16