

THE RANCHO TEHAMA ASSOCIATION
BOARD of DIRECTORS REGULAR MEETING ORDER OF BUSINESS/AGENDA
Saturday December 10, 2016 Time: 10:00 AM
Rancho Tehama Recreation Hall

Quorum Present:

Call to Order:

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:

Managers' Report:

Financial Report:

Adopt Minutes of Previous Meetings: 10-8-16 & 11-12-16 Minutes

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

- Front Entrance Gate

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

- Set Board Meeting Schedule

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

Executive Session: Delinquent Accounts, Legal Issues, Contracts, Personnel

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

Saturday December 10, 2016

The meeting was called to order at 10:00 a.m. Quorum: Juan Caravez, Malia Hard, Michael Wright, Paula Skubic and Anders White.

Managers' Report given by Carrie Lee: Welcomed Anders White to the Board of Directors, appointed at the last meeting and announced the day out of the week each board member should be available: Paula Skubic-Monday, Malia Hard-Tuesday, Michael Wright- Wednesday, Juan Caravez-Thursday and Anders White-Friday.

-Transfer Station changes. Bigfoot Recycling quit on us unexpectedly. We are looking into other recycling companies to try to keep this service for our members.

-2017 Budget: The Board of Directors adopted a new budget that was mailed to all members which increases the assessments to \$50.00 per month beginning January 1st.

-The maintenance crew started repairs on the Fawn Meadows bathrooms working on lighting and security issues as well as replacing the roof. At this point it is not the intent for the bathrooms to be open on a regular basis, but for them to be available for events such as the Haunted House or 4th of July. Please be patient if you have submitted a work request, but please continue to submit work request. The more eyes and ears to help let us know what is needed the better for everyone. Please also understand that there are 52 mile of roads and request such as road paving and grading can take a lot longer to fulfill.

Financial Report: Malia Hard briefly went over the financial report giving the board and members updates. A member asked why the association rents tools, instead of purchasing our own. It was explained that the porta-potties come out of this line item and that there are occasions where we may need a pick of equipment for a job but it would be more costly to purchase for a one time use.

Adopt Minutes: A motion was made to accept 10-8-16 and 11-12-16 minutes as written (Skubic motioned, seconded and passed all in favor)

Old Business

- Front Entrance Gate: The board continued to discuss the pros and cons of a front entrance gate, the potential cost and feasibility
 - A motion was made to table for 90 days (White motioned, seconded and passed all in favor)

New Business

- Board Meeting Schedule:
 - A motion was made to adopt a 2017 board meeting schedule of the second Saturday of each month with the exception of August on the 5th (first Saturday) and November on 18th (third Saturday) all at 10am (Hard motioned seconded and passed all in favor)

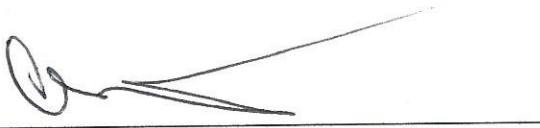
Open Forum: A member objected to the USDA Loan and the increase in dues. The member stated they were going to have mediation with the USDA and that they also want the dues rolled back. The member went on to say that they wanted the board to participate and include this on the next agenda. A member read a letter regarding drainage issues on his property and wanted clarification on what is considered easement and common area. He also complained about neighbors dogs constant barking and requested speed bumps on Elder Creek Circle.

There being no further business, the Board adjourned at 11:15 am

The Board met in executive session 11-11-16 & 11-12-16:

- Interviewed candidate for the board of directors
- Rejected settlement offer on past due assessments
- Authorized waiving late fee on one account
- Approved 2 in house payment plan
- Agreed to allow Allied to collect on a judgement for the association
- Discussed and agreed to hold on next collection action for 3 properties
- Handled Personnel Matters

- Discussed and voted on Legal Issues
- Approved a bad debt write off on one account due to foreclosure action
- Approved executive session meeting minutes 10/8/16 & 10/17/16



Anders White, Secretary

Date: 17 Jan 2017