

The Rancho Tehama Association (RTA) Board of Directors Open Meeting Minutes

December 19, 2018

The meeting was called to order at 6:04 pm. Quorum: Deborah Elworthy, Richard Gutierrez, Jim Price, Mike Wright, Melissa Wester Absent.

Announcements: Elworthy announced the Senior Nutrition program is underway.

Guest: Tina – Varcomm: Updates on their Facebook page for information and trouble issues. Miguel is new Tech working up here for a year. They have 3 different promotions. This information will be sent with monthly bills. The website Varcomm email is being changed. The telephone for help after hours is being sourced out to another company. Tina was asked if there was any new information regarding a cell tower. Tina indicated Eric has been meeting with AT&T and progress continues. Elworthy advised that the property near their towers belongs to HOA.

President's Report: Elworthy announced the recent standoff and indicated everything we can do is being done to make sure this does not happen again. Elworthy announced a lot of our equipment is in need of repairs. Some of those repairs have been completed. We use a licensed mechanic who provides a warranty of his work.

Maintenance Report: Price stated equipment that needs repair is due to lack of maintenance by previous maintenance supervisor. Crew is continuing with road repair and striping but rain is slowing this down. Backhoe hopefully will be fixed by end of the week. Tulare Bend all smoothed out on roads. Alex fixing fence on Fawn Meadows.

Financial Report: Gutierrez reminded everyone the monthly dues increase to \$55.00 effective Jan 2019 due to inflation costs. Sherriff working with Elworthy to keep employees safe.

Elworthy advised the letter sent with budget regarding dues increase was a miss print. The \$5.00 increase was due to inflation not transfer station costs.

Notice of Delinquent Assessments (Lien): A motion was made to record 11 liens (Gutierrez motioned, Wright 2nd, passed all in favor)

Adopt Minutes: A motion was made to accept minutes as written November 10, 2018. Elworthy motioned, Price 2nd, passed all in favor.

Old Business: Elworthy announced January 1st, 2019 Association Dues Increase to \$55.00/mo.

New Business:

- Elworthy advised we are reducing monthly open meetings down to one a month, alternating every other month between Wednesday and Saturday.

Open Forum:

- Member asked about liens and collections.

- Member asked what the dues pay for. Elworthy explained the dues are to maintain common areas, parks, roads, shoreline creeks, offices and expenses and payroll.
- Member asked about Emergency Exits. Elworthy explained we have maps we provided at previous Board meetings that she can obtain from the office. She urged everyone to get the map and go check out the designated exits to get acquainted with them so you will know where to go in an emergency. Member suggests we put up something to identify these exits. Elworthy we have some issues w/members putting their fences up to the property line and not doing set back to leave easement open. Gutierrez suggested Price handle this since he is member of the covenants committee.
- Member talked to Price about abandoned trailer. Explained right now we have no way to move the trailer and it has no VIN number to identify owner. Member advised VIN number might be on other areas of trailer. Elworthy advised we are trying to get it moved or torn down.
- Member asked if Post Office is in need of any new employees. No.

There being no further business, the board adjourned at 6:35 pm.