

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

February 9, 2019

The meeting was called to order at 10:05 AM. Quorum: Deborah Elworthy, Richard Gutierrez, Jim Price, Mike Wright, Melissa Wester Absent.

Announcements: Elworthy announced starting April 1st we will not be accepting cash for dues in the association office. You can pay by credit/debit card, check, cashier's check or money order. We have extended our surveillance throughout the ranch. We will be posting a sign at the front of the association that it is illegal to live in travel trailers and motor homes and if such violation is found we will be turning the matter over to the county. Beginning April 1st in addition to the normal \$500 cleaning deposit we will be charging \$75.00 use fee for the rental of the Recreation Hall. If the hall is not properly cleaned by the member who rented it, we will be charging \$20.00 per hour to clean which will be taken from the deposit. Effective February 18, 2019 the transfer station will be closed Tuesdays and Wednesdays. The way the Association is doing rental agreements is in the process of being revised.

Guest: Bob Williams reported that county is considering putting county liens on the individuals instead of on the property and clouding title. Most of the time the home can't be sold because the liens are more than the value of the home. Also the officials are making progress with the proposed cell service out here on the Ranch. He has met with people in the County and AT&T has been working with Varcomm. AT&T is working to get permits by March 1st. They are proposing increasing the height of the tower so other companies can lease a spot on the tower.

President's Report: Election time is here and there are 2 seats open on the Board, Jim Price and Melissa Wester's seats are up. If anyone is interested please come to the office and complete an application. We hired a new secretary Karen Pattee. We also hired 2 new Post Office employees.

Maintenance Report: Price – Crew has been sick. They have been striping roads, picking up trash and patching holes in roads. The old house on Rancho Tehama road is slowly disappearing. The money we spend on removal of this house will be added to the sale price of the house so the Association can recover this expense.

We are adding lighting around this area, adding surveillance cameras and we suggest owners increase lighting and security on their own homes.

Mike Wright: Board is working on a possible remodel of the Post Office as there is no room and on-line ordering and packages are increasing.

Financial Report: Gutierrez reported that there are people on the ranch that should not be here. The association is spending a lot of hours and money on cleaning up after these people. These people also generate additional trash. Our Green Waste bills average \$12,850 per month.

Notice of Delinquent Assessments (Lien): A motion was made to record 1 lien (Wright motioned, Gutierrez 2nd, passed all in favor)

Adopt Minutes: None

Old Business:

New Business:

Open Forum: Raul Pinero Pastrano is forming a Little League team and wanted to know if the Association would put up a better back stop. Needs dug out, back stop and side fencing. Their team will be more competitive than Junior Giants and the season will run April – May which should not conflict with the Junior Giants schedule. Raul will volunteer his work. He has experience in coaching and wants to extend the fence so kids and parents won't get hit by foul balls. Thinking of an 8-10' fence around the bleacher area. Price asked for time to check it out and talk to the Board. Elworthy advises we will need to check with our insurance before approval of outside players coming to the Ranch and playing ball.

Bob Williams said the County has a parks committee and they receive a bond at the State level. He will ask and see if we can receive benefits from a bond or Grant monies to improve our parks. He will see if this applies to HOA's. He will get back to us.

- **There being no further business, the board adjourned at 11:14 am**

The Board met in executive session on:

- Handled Legal Issues
- Approved small claims
- Approved delinquent accounts
- Approved auth to proceed, auth to publish

Date: _____

Mike Wright, Secretary