

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

**March 13, 2019**

**The meeting was called to order at 6:04 PM.** Quorum: Deborah Elworthy, Richard Gutierrez, Jim Price, Mike Wright

## **Announcements:**

**Guest:** Tina w/Varcomm they will be sending information to customers on life line. Those customers need to return the pink envelope. Varcomm will be migrating to new company for life line customers only and therefore web sites will be down from 4-1- through 4-4. Miguel, their new technician, will be switching old modems and customers will need to either lease new modems or buy. They will send out notices in a couple of months.

**President's Report:** Announced that we have staging areas for abandoned trailers that code enforcement obtains.

We have put several property owners on notice to move fences that surround our ponds as we need access for fire protection. We are trying to get these owners to remove their fences in compliance with CC&R's.

Some members have learned how to get away with not paying transfer fees. Board is trying to figure out how to stop this.

Discussed each member is responsible for keeping their eyes open and safekeeping their properties.

Rental agreement rules have changed. There are new requirements.

**Maintenance Report:** Foreman spoke about Road repair. Elworthy spoke about bathroom repairs and stressed the importance of keeping them clean. Suggested the person who checks out the keys is responsible for keeping bathrooms clean.

**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.

The people who have had written complaints by the covenants committee are not responding making it necessary for our committee members to go out and re-inspect. We are trying to change the way we do things making owners more responsible.

Transfer station is looking for ways to curve costs we will report soon on any future changes.

**Financial Report:** Gutierrez reported that delinquent accounts are getting out of hand. There is over \$550,000 due in assessments and late fees and fees that we need to pay our collection company to collect. There are approximately 1150 members in good standing.

**Notice of Delinquent Assessments (Lien):** A motion was made to record 12 liens (Gutierrez motioned, Elworthy 2<sup>nd</sup>, passed all in favor)

**Adopt Minutes:** Motion to adopt January 17, 2019 minutes. Wright made motion, Gutierrez 2<sup>nd</sup>, all in favor passed.

**Old Business:** Senior Nutrition program still underway. Effective April 1<sup>st</sup> we will no longer be accepting cash in the office for payment of dues.

**New Business:** There is an Election coming up we have two seats open on the Board of Directors. Please fill out an application if you are interested.

**Open Forum:** Betsy Saunders indicated her dislike of these drive through inspections. She has been a 12 year resident and code enforcement has cleansed us of all Asians and Latinos. She feels she is being spied upon by the covenants committee. Wants to know why we are charging a 75.00 use fee for Rec Hall. Do we charge bingo and other clubs? We must be fair. We discussed that there is inflation PG&E, paper towels, toilet paper, etc., we also need money to recoup expenses to repair tables and chairs. Board said they would take a look in to this. Member talked about Pistol Point, advised it is not closed and our committee is in charge of getting things permitted.

One member asked if we could lower speed limits and can we get enforcement to patrol. Member asked if we put liens on properties, yes. Member thanked us for all the hard work we are doing and is sick of people on Face Book complaining. Member indicated they attended the Neighborhood watch meeting and it was very encouraging.

- **There being no further business, the board adjourned at 7:11 PM**

**The Board met in executive session on:**

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

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

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**Mike Wright, Secretary**

**Elworthy**\_\_\_\_\_

**Gutierrez**\_\_\_\_\_

**Price**\_\_\_\_\_

**Gray**\_\_\_\_\_