

The Rancho Tehama Association (RTA) Board of Directors Meeting Minutes September 26, 2018

The meeting was called to order at 6:00 p.m. Quorum: Deborah Elworthy, Richard Gutierrez, Jim Price, and Melissa Wester. Anders White not in attendance.

Announcements: Wester explained the Reimbursement Assessment process (1. Letter sent/response within 30 days, 2. Second letter notification of non-compliance, 3. Hire professional crew to cleanup property, and cost will be added to Association dues.) and stated the Reimbursement Assessments will begin starting 10/1/18. Wester announced the Community Garden Fall Harvest Festival will take place on Oct. 31, 2018; Free Community Event includes dinner, drinks, games, contest for costumes and pumpkin carving and hayrides from Rec Hall to Fire station to enjoy the Trunk n Treat. Elworthy stated the Spay n Neuter Clinic is on Sept, 28/29 and will have another clinic on Oct. 2/3 for female dogs/cats only. Wester announced there will be a memorial for Harvey Teel on Saturday @ 11am RTCC.

Guest: N/A

Financial Report: Gutierrez announced PG&E should be working on the Street Lights at the end of September. Looking for Ideas to reduce costs at transfer station. Budget Committee is still working on Budget, should have it completed soon. Will share info as it comes available. Any member is welcome to come into office with any questions.

Maintenance Report: Price stated the road crew was busy trimming trees and working on cleaning up the main roads and intersections. Beach Park looks nice with the new playground equipment. Crew is starting on Pebble Beach; adding picnic tables and swing set. Would like to develop Association Property into Nature Area with Trails. Crew did a good job tearing down "RTR House". Will be stripping roads over the next few weeks; bus stop and intersections.

President's Report: Elworthy stated the Employee of the Month for September is John Juels. Thanks the BOD's for their hard work. Elworthy stated she working with Code Enforcement, Sheriff's Dept., and Board of Supervisors to help arrest Gun shootings and owners of properties that shooting is taking place. Committees still need volunteers; Covenants and Pistol Point are filled. Illegal fences will be getting letters to get into compliance with CC&R's and BOD's will be moving forward to enforcing Reimbursement Assessments.

Notice of Delinquent Assessments (Lien): A motion was made to record liens on: 18-11905, 18-11694, 18-11912, 18-11915, 18-11914 (Wester motioned, seconded and passed all in favor)

Adopt Minutes:

- A motion was made to accept minutes as written 8/22/18 (Gutierrez motioned, seconded and passed all in favor)

Old Business

- Transfer Station was tabled till next meeting
- Board agreed to keep 2 Open Board Meetings a month till end of year 2018. (Wester motioned, seconded and passed all in favor)

New Business


- Office Manager Position: Elworthy stated Williams is no longer with the Association, and any interested in the position should come to Association Office and pick up an application.
- Water truck is in 2019 budget. Need a water truck to water trees at Hombult Bridge to stay in compliance with USDA Loan.
- **Motion:** (Gutierrez motioned to allow OTFF continue watering till Winter and Purchase a new Water Truck in the Spring 2018. Seconded and Passed all in favor).
- Rabo Bank and removing Williams from the Account. (Gutierrez made the motion to remove Williams from Rabo Bank Account. Seconded and Passed all in favor).
- Wester explained that the BOD's have decided to start taking property owners to small claims court instead of foreclosure. Explained how small claims will help save the association money and hopefully encourage property owners to pay their dues.

Open Forum: A Member asked cost to go to small claims. Wester stated she would get the exact cost but it will be less because Association will have Wester and Gutierrez representing Association in court and not an attorney. Member asked about debit/credit machine and asked to check into Square v. Virtual Reality.

There being no further business, the Board adjourned at 6:50p.m.

The Board met in executive session on:

- Handled legal issues
- Denied Late Fee Waivers
- Handled removal of OM, Approved next step to hiring new OM.
- Approved recording Notice of Defaults
- Approved recording of Notice to Publish
- Approved Employee of the Month



Jim Price, Secretary

Date: 10-22-18