

THE RANCHO TEHAMA ASSOCIATION
BOARD of DIRECTORS REGULAR MEETING ORDER OF BUSINESS/AGENDA
Wednesday November 20, 2019 Time: 6:00 PM
Rancho Tehama Recreation Hall

Call to Order:

Quorum Present:

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:

Guests: Bob Williams, Eric/Tina Varcomm, Highway Patrol, Sherriff Dept. (may or may not be present)

President Report: Elworthy

Secretary Report: Wright

Treasurer Report: Gutierrez

Vice President Report: Price

Member at Large: Gray

Manager Report: Cruz – Flea Market Dec 8th from 10AM to 3PM, Discuss Trail Blazer – Is very important. It is our main method of getting information to our members, please take time to read it, Rec Hall repairs underway.

Approve Intent to Lien letters: (89 lien letters)#865500, 865570, 865626, 865705, 865756, 865838, 865899, 865982, 866067,866185, 866400, 866508, 866647, 866710, 866804, 866896, 866907, 866946, 867037, 902212, 949906, 865428,865559, 865660, 865702, 865703, 865850, 865851, 866028, 866029, 866322, 866415, 866536, 866580, 866604,866660, 866663, 866922, 866985, 866988, 867032, 867077, 867105, 867131, 867262, 869494, 932665, 934532, 936731, 960975, 966229, 899863, 866499, 960399, 867171, 956568, 865725, 866263, 866344, 867142, 950599, 866977, 866731, 911357, 865579, 866638, 867303, 867302, 899572, 908745, 866507, 866494, 866493, 866325, 904449, 907226, 866919, 915787, 867022, 866871, 928279, 927274, 928277, 867170, 866940, 896830, 866741, 903096, 901241.

Adopt Minutes of Previous Meeting: October 19, 2019

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

The Election Meeting was adjourned to January 4, 2020 at 10:00 AM. The court hearing date for both the AT&T and the Board Election is scheduled for December 16, 2019. Notices will be going out to all members.

Old Business: Being discussed in our individual reports

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.

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 Open Meeting Minutes

November 20, 2019

The meeting was called to order at 6:00 PM. Quorum: Deborah Elworthy, Richard Gutierrez, Mike Wright, David Gray (Jim Price was ill)

Guest: Bob Williams was guest but had nothing to present to the meeting

Note: Several requests were made to a member to not record the meeting as it is against the Association policy and he refused.

Announcements (New Business): Elworthy – advised that the wood cutters from PG&E were here today on a Red Flag warning day and she stopped them from cutting until it was safe to do so by contacting their supervisor.

Manager Reported that the Election Meeting was adjourned to January 4, 2020 at 10:00 AM. The court hearing date for both the AT&T election and the Board election is scheduled for December 16, 2019. Notices will be going out to all members.

Elworthy President's Report: Discussed new business as noted above

Mike Wright:

Gutierrez Treasurer Financial Report: Announced the budget has been finalized and will be available to members at next meeting and this will be announced in trail blazer.

Manager:

Notice of Delinquent Assessments (Lien): Board approved (89 lien letters) #865500, 865570, 865626, 865705, 865756, 865838, 865899, 865982, 866067, 866185, 866400, 866508, 866647, 866710, 866804, 866896, 866907, 866946, 867037, 902212, 949906, 865428, 865559, 865660, 865702, 865703, 865850, 865851, 866028, 866029, 866322, 866415, 866536, 866580, 866604, 866660, 866663, 866922, 866985, 866988, 867032, 867077, 867105, 867131, 867262, 869494, 932665, 934532, 936731, 960975, 966229, 899863, 866499, 960399, 867171, 956568, 865725, 866263, 866344, 867142, 950599, 866977, 866731, 911357, 865579, 866638, 867303, 867302, 899572, 908745, 866507, 866494, 866493, 866325, 904449, 907226, 866919, 915787, 867022, 866871, 928279, 927274, 928277, 867170, 866940, 896830, 866741, 903096, 901241.

Adopt Minutes: Board approved minutes of October 19, 2019

Open Forum:

Rita Maxstadt discussed the Christmas Parade event is Saturday December 7, 2019 4:00 – 6:00 p.m.

Member asking board to address March 2018 to Sept 2019 a payment of \$86,959.50 and July 7, 2019 payment of \$15,522.00 where did these payment go and to whom but she had no paperwork for the board to review. The board advised they would be happy to meet with her in the office when she has the paperwork that she is referring to so they could provide her answers.

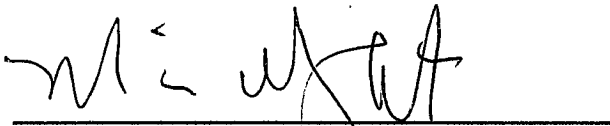
Member asked why they don't see financial statements out on the table each meeting. Board advised financials are always available for review in the office but we will try to have them at the meetings.

Member complained about minutes not being thorough enough. "They don't tell the whole story." Member wants to see drafts of prior meeting minutes on the table before approved by the board.

Member asked about the Tulare Bend properties that the HOA recently acquired, "how do those properties get paid for and get back into the community" The Board advised the future plans for the Tulare Bend properties for now are they are going to make evacuation areas and we are trying to get them re-zoned as natural resource properties as prior boards sold NR properties that should not have been sold.

It was mentioned that we used to have 2020 lots but now we have 2015 and the board is not sure how that happened. When this board took office they saw the numbers on the huge map in the office had changed.

There being no further business, the board adjourned at 6:30 PM



Mike Wright, Secretary

Date: 12/19/2019