

YOSEMITE LAKES OWNERS' ASSOCIATION
30250 Yosemite Springs Parkway
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MINUTES OF THE
BOARD BUSINESS MEETING JANUARY 20, 2009
CALLED TO ORDER AT 6:30 PM

- I. **Call to Order** – Tom Swire
- II. **Flag Salute** – Craig Mommer
- III. **Invocation** – Mark Zoeller

President Swire asked for a moment of silence in memory of a past Board President, Michael Shubert.

IV. Roll Call & Establishment of Quorum – Board Members Present

Tom Swire, President	Terry Lowe, Vice President
Mark Zoeller, Treasurer	Al Clark, Director
Craig Mommer, Director	Elaine Loard, Director

V. Approval of Minutes – 11/18/08, 12/19/08

MOTION: A motion was made to approve the November 18, 2008 Board meeting minutes. M/S/C (Zoeller, Lowe) Voice vote. Ayes: 6 (Swire, Zoeller, Clark, Mommer, Lowe, Loard), Nays: 0. Motion carried.

MOTION: A motion was made to approve the December 19, 2008 minutes. M/S/C (Zoeller, Clark) Voice vote. Ayes: 6 (Swire, Zoeller, Clark, Mommer, Lowe, Loard), Nays: 0. Motion carried

VI. Public Comment-

Lieutenant Governor, Vern Dillon of Kiwanis Club, spoke to the Board and audience members regarding building a Kiwanis Club here in YLP.

VII. Financial Report – Mark Zoeller

Treasurer Zoeller showed graphs that pertain to the Financials for YLOA. He explained them in the following manner. The Cash Balances are the highest that we've had for the past 4 years. The Deposit Graph showed \$350,000 in the CDAR's program and another \$180,000 in Operating Funds that is fully covered by FDIC insurance with Yosemite Bank. We have over \$300,000 in CD's and Money Market Accounts at Wells Fargo Bank, which brings us over the FDIC limit. The Net Cash from Operations showed our total cash flow, year-to-date, was higher than the last 2 years. He estimated we would end up with over \$300,000 in the month of May. A/R Collections showed that last year at this time we collected 76% of billed monies. This year the percentage is at 73.8%. Year-to Date Actuals from Budget showed the operating profits were

under by \$38,000, but we're \$6,000 ahead from where we were this same time last year. He noted that we've had extra costs that may have contributed to this. Questions from the audience and Board were asked of the Treasurer.

VIII. Lien Resolutions

None at this time.

IX. YLOA Update Report

a. Security Report – Bob Wilson

NVPS Security Manager Bob Wilson noted that after last months meeting there were 5 burglaries in YLP. There have been an increased amount of calls to Security. This includes calls to the Sheriff's Department and double the number of calls for medical during the holidays. He reported no major problems over the holidays. There has been an increase of deer on our roadways and loose and barking dog calls for the Security Department. He reminded the community to please control their animals, to drive carefully; watching out for deer, in the fog and during the rainy season.

b. Manager's Report – Michael Neveu

GM Neveu had asked that the Board enter the GM Report into the minutes as an attachment. President Swire asked how close we are to the paving project? The GM explained that the weather has not been permitting. We may have to wait until March to do the tack coat. He has asked the paving contractor for an alternate quote to do paving. This cost would be 30% higher. It is up to the Board to decide which way to go. A group letter to the homeowners that will be affected by the paving has been put on hold until the Board makes this decision. The Board decided not to spend the additional 30% on the paving. Pat Burns, Lot 1194, asked about our liquor license and Blue Heron sign update. The GM explained that they have started the process to revise the wording in the license. It's a slow process, but they're proceeding. Bob McDonough asked for a quote on a wood sign, and he wasn't present at the meeting, but the GM has been talking to Ladies of the Lakes regarding banner signs. He should have more information in a couple of weeks.

X. Committee Reports

1. Long Range Planning Committee - Craig Mommer

Director Mommer is working with Elaine Loard on the Committee. The issue that he is dealing with is the maintenance of the reserves. Over the years we have watched the reserves steadily decline. To ideally fund our reserves would cost us a million dollars. We have half of that. He explained that we need to address and deal with this issue. Director Mommer did his own study and showed it to the audience. He explained his five-year plan. He suggested to increase the association dues by 20% to help build up reserve funds. Director Loard said that they will be

having another meeting to brainstorm in what they want to accomplish in the next 5 years.

2. Golf Committee – Jim Ross

President of the Golf Committee explained that they didn't have a meeting in December. He thanked the GM and the Roads Crew for the work on the #1 fairway to stop vehicle damage to the golf course. Their tournament schedule for 2009 will be 8 monthly scrambles, 24 men's club tournaments, and 6 major tournaments. He said he would like to arrange a three-year plan for the golf course to bring the golf course up to better standards. They will be working with SGM on this.

3, Communications Committee – Karen Varner

In December, the COM COM worked at the Recycle Center and earned \$375. She explained that the Board received a pamphlet that was put together by Babs Stern to entice people to come and buy in YLP. The GM will be talking to Chukchansi to see if they would be interested in contributing monies for these pamphlets. Mrs. Varner explained the Welcome Wagon envelope quotes from different printing companies. There have been 17 new names given to COM COM for distributing of Welcome Wagon packets. The majority was pleased to receive these. They had made an appointment to meet with the PTA at Rivergold to talk about the Neighborhood Watch that didn't pan out. They will do this at a later date. Sue Byers has decided not to print the newsletter every day. The GM has proposed to work in conjunction to keep it going.

4. ECC – Tom Swire

Chairperson Swire said that there were 4 new home/grading approvals for 2008, 10 for 2007 and 35 for 2006. There haven't been any new homes this year. There are around 400 available lots, not knowing how many are buildable.

XI. Considerations of YSPUC Proposals to YLOA – Michael Neveu

None at this time.

XII. Old Business

1. Clubhouse Flooring – Approval for Extra Expenditure

President Swire explained that we are in need for new flooring in the Clubhouse and it's in the budget. To spruce up the clubhouse to possibly hold more banquets here. They decided in bamboo flooring with volunteers to put the floor in.

MOTION: A motion was made to put up \$4400 out of reserves for the flooring and to shift \$2600 from maintenance department to allow for the painting. M/S/C (Mommer, Zoeller) Voice vote. Ayes: 6 (Mommer, Zoeller, Swire, Lowe, Loard, Clark), Nays: 0. Motion carried.

Questions were asked regarding the updating of the Clubhouse.

2. Solar – Elaine Loard

Director Loard updated the Director's and audience with the item (PPA) she had in the Director's Friday Packets. She received this from Regrid Solar Co. She explained what a PPA (Power Purchase Agreement) is. She had hoped to alleviate cost for the YSPUC electrical water pumps. She explained that the PPA would allow someone else to come, put the solar system in and we would purchase the electricity at a discounted price than the PG&E rate. There would be pros and cons to this agreement. She asked that the Board agree to allow the pursuit of an actual agreement to find out what it would take to get the common area (Clubhouse area) in solar. She explained with the help of President Swire, that we might not have enough room on a water lot to put solar in for each well to run the pump. Questions were asked to Elaine regarding this subject. The GM explained to the Directors that they met with 3 different solar vendors. Both the GM and Director Loard were having trouble explaining the two directions that the Board could take regarding "going solar." They were basically asking the Board which direction they wanted to take. 1. Have a solar company put the solar in for (free) and to sell us the electricity or 2. Have the association pay for our own solar project. They decided a subcommittee was needed to make a concept decision. President Swire asked for more information regarding the cost with actual figures included. The solar subcommittee members include Elaine Loard, Craig Mommer and Al Clark.

3. Grant Writing – Elaine Loard

Director Loard said that Grant writing falls into "Long Range Planning". Elaine hopes to have a grant(s) in the making within the two years she's a director. This takes quite a long time. It's still out there in the works. She is also interested in looking into stimulus plans. They are looking for a grant writer. She said she is also looking for YSPUC, also.

XIII. New Business

1. Reverse 911 – Al Clark

Director Clark found a company that would cost us \$1.25 per household to get a message out. He explained the service of the company. There could be 4 contact numbers per household. He recommended checking this company's credentials a little better. He notified SierraTel and found that they don't want anything to do with this. He suggested that we should set up a management team to set up the notification and database. We need to cover liability for non-return members.

2. Committee Assignments – Tom Swire

For February: Al Clark will be relieved of his ECC duties in February and Elaine Loard will be on ECC duties. Mark Zoeller is relieved of Long Range Planning duties and Al Clark will be on Long Range Planning Committee. Craig Mommer will be the new Equestrian Liaison.

3. AB885 – Tom Swire

President Swire explained that it was passed into law in 2000. The Board is going to the workshop in Oakhurst to gather information to better inform the membership and stop rumors. They are hopeful to get this information out soon. A discussion took place regarding this subject between the Board and audience.

XIV. Director's Comments

Director Mommer would like to talk about the 5-year plan next month. He asked the Board to look at it, he would like the plan approved by the Board. Treasurer Zoeller added that our reserves are at \$530,000, a correction from Director Mommer's number.

XV. Adjourn to Executive Session

The Board adjourned to an Executive Session at 8:55pm.

XVI. Adjournment of Meeting

The Board adjourned at 9:24 pm.