

YLOA BOARD MEETING MINUTES February 17, 2009 –Unapproved
YOSEMITE LAKES OWNERS' ASSOCIATION
30250 Yosemite Springs Parkway
Coarsegold, CA 93614
Phone: 658-7466 Fax: 658-7866

**MINUTES OF THE
BOARD BUSINESS MEETING FEBRUARY 17, 2009
CALLED TO ORDER AT 6:30 PM**

- I. **Call to Order** – Tom Swire
- II. **Flag Salute** – Craig Mommer
- III. **Invocation** – Mark Zoeller
- IV. **Roll Call & Establishment of Quorum – Board Members Present**
 - Tom Swire, President
 - Bob McDonough
 - Elaine Loard, Director
 - Al Clark, Director
 - Terry Lowe, Vice President
 - Mark Zoeller, Treasurer
 - Craig Mommer, Director (by phone)
- V. **Approval of Minutes – 1/20/09**

MOTION: A motion was made to approve the January 20, 2009 Board meeting minutes. M/S/C (McDonough, Clark) Voice vote. Ayes: 7 (Swire, Zoeller, Clark, McDonough, Mommer, Lowe, Loard), Nays: 0. Motion carried.

- VI. **Public Comment-**
None at this time.

- VII. **Financial Report – Mark Zoeller**

Treasurer Zoeller showed the Results for January 2009 graph. The Operating Cash Balances showed slightly ahead from last year. December of 2008 showed comparatively a bit ahead. The Monthly Net Cash from Operations showed a positive cash flow for the month of January 2008. January 2009 showed a negative cash flow of \$62,000. This is a combination of less money received from revenues and a payout of expenses. He believed that some are made up expenses that were held until January for payment. The year-to-date Net Cash from Operations from last year showed that we're still ahead from last year, but it has shrunk a bit with the swing of differentials. By the end of January 2007, we had collected 89.6% of our annual billing which decreased to 85% in 2008 and to 81.3% in 2009. Treasurer Zoeller stated that we are starting to see the effects of the foreclosures. Questions from the audience were answered by the Treasurer regarding the foreclosure affects. Treasurer Zoeller added that there may be more people paying their assessments in installments.

- VIII. **Lien Resolutions**
None at this time.

IX. YLOA Update Report

a. Security Report – Bob Wilson

Mr. Wilson started his report by stating that January 20th through to February 16th was a quiet month. He added that Madera Sheriff's department only had one burglary during that time frame. Nothing major was reported in the YLP Security calls. Their internal calls were down from that of the holidays. Officer Mike Reed has left YLP due to taking a higher paid position in Selma. They have been training a new officer to take his place. Secretary McDonough said the personnel in the office had stated how professional the security staff is and thanked Mr. Wilson. Pat Burns, lot 1194, stated that the animals in his neighborhood have been barking a lot. Mr. Wilson stated that this has been a big issue in the park. Vice President Lowe asked Mr. Wilson what security does in these instances of animal disturbances. Security will go to the door of the owner, explain the rules and regulations to them and they can contact animal services. Sometimes they recommend an invisible fence and electrical collars to keep the animals on their own property. He stated that 99% of the owners will respond positively to the problem. Unfortunately, it is difficult to stop a dog from barking. An audience member stated that the coyotes have been very loud lately. Secretary McDonough added that the invisible fence is not liked by animal rescue leagues. He stated that they aren't very effective in keeping dogs on their property. Director Loard added that dogs wouldn't be able to get away from a wild animal if chased because of that type of fencing.

b. Manager's Report – Michael Neveu

General Manager Neveu submitted his report as an attachment to the minutes. Director Mommer asked for a status of the clubhouse flooring. The flooring had been ordered and due to be delivered shortly. A discussion regarding the flooring took place between the audience and the GM.

X. Committee Reports

1. Long Range Planning Committee - Elaine Loard

Chairperson Loard stated that they had a meeting with the General Manager attending. They decided that each member will bring their mission statement suggestions at the next meeting so that they will combine them into the LRPC Mission Statement. The committee meets every 1st and 3rd Thursday at 3:00 in the library.

2. Golf Committee – Jim Ross

President Ross stated that the Sweetheart Tournament was last Saturday, with a great turnout and no rain. There were 44 players in attendance. He stated the winners of the tournament. He added that golf play was up by 21% compared to January 2008 to January 2009. This may be due to the better conditions of the course and weather conditions. Mr. Ross added that the committee will be having a special meeting on Wednesday,

February 21st to discuss Long Range Planning and a budget for the golf course.

3. Communications Committee – Karen Varner

Director and COM COM member Elaine Loard spoke in the absence of Chairperson Karen Varner. She stated that the committee meets the first Wednesday of the month at 3:00pm. They will be using the existing photos for the Realtor packets and proceed with the corrections. They are doing articles for Sue Byers newsletter. Sandy Johnson will be writing articles for it. They need members information for these articles. They have purchased playing cards from the Coarsegold Historical Society. She explained that they have pictures and information regarding Coarsegold. The Committee is selling the playing cards for \$10. These funds will go towards the COM COM for expenses. Contact Karen Varner to purchase. The committee will meet again in March.

4. ECC – Tom Swire

Chairperson Swire said the committee met twice and that there are no new homes for this year.

XI. Considerations of YSPUC Proposals to YLOA – Michael Neveu

None at this time.

XII. Old Business

1. Solar Update – Elaine Loard

Director Loard stated that she sent a letter regarding more information for the PPA to the Directors through their packets. She has asked the directors if there was any reason to not pursue this with Regrid Solar? She added that she needs the board to put in the minutes that they are interested in pursuing this. She reminded the audience and board members that they are interested in doing the Clubhouse area. She read from the email/letter she received from this company. Treasurer Zoeller did some research on the company and stated they were a reputable company. Questions to Director Loard from Director Mommer were asked. Director Loard stated that they will analyze Director Mommer's paperwork and further information before any commitments are made. A lengthy discussion took place before the Board made a "motion to pursue" that Director Loard had requested of them.

MOTION: A motion was made to approve moving ahead for the research of the solar power project with the desire to be environmentally friendly and looking to ultimately save money by General Manager, Michael Neveu and Director, Elaine Loard. M/S/C (McDonough, Lowe) Voice vote. Ayes: 7, (Swire, Zoeller, Clark, McDonough, Mommer, Lowe, Loard), Nays: 0. Motion carried.

2. Emergency Preparedness Plan – Elaine Loard

Director Loard asked where we stand regarding the plan. It was mentioned that all Board Members have received copies of the

latest draft. President Swire asked GM Neveu to have the final draft to the Board Members next month and at least a 1 1/2 weeks before the March board meeting.

3. Reserve Study Five Year Plan – Craig Mommer

Director Mommer asked the board if they had comments to the plan. Treasurer Zoeller had a concern for the reserve funding amount. He asked that the reserve funding plan meet the needs of the association's spending and not tie it up. GM Neveu asked the Board's guidance regarding a new reserve plan by the March Board meeting.

XIII. New Business

1. Committee Assignments – Tom Swire

President Swire announced that Director Mommer will be on the ECC Committee starting March 1st and that Vice President Lowe will be off the ECC by the end of this month. He stated that the 2002 Board members decided that the Rec Center Committee be a perpetual committee. Currently, we do not have a committee. He stated that Secretary McDonough is liaison to the Rec Center Committee. Directors Loard, Mommer and Secretary McDonough are now members of the Committee. He announced that we are in need of volunteers to be involved members of the Rec Center Committee. President Swire stated that he wanted the GM to work with the committee. The GM stated that the employee manual doesn't allow the GM to be a member of a committee. A conversation regarding changing the employee manual took place at this time. It was decided that the General Manager will be working with the committee (not as a voting member), while they look into changing the manual.

2. HOA Document Fees

Deferred to next month's meeting. The GM was asked to give his recommendation to the Board.

XIV. Director's Comment

Director Mommer cautioned the Board on some past practices of Board actions regarding contracts. Director Loard added that past practices of Board members were believed not to be in the best interest of its members. She now believes that the current Board is the opposite. She added that she believes that this is the beginning of a new trend. Treasurer Zoeller explained that the CAL fire requirement is still 100 feet from your home for fire safety.

XV. Adjourn to Executive Session

Not at this time.

XVI. Adjournment of Meeting

MOTION: A motion was made to adjourn the meeting. **M/S/C (Clark, Lowe) Voice vote. Ayes: 7, (Swire, Zoeller, Clark, McDonough, Mommer, Lowe, Loard), Nays: 0. Motion carried.**

The meeting was adjourned at 8:00pm.