

Cascadel Woods Property Owners Association  
P.O. Box 734, North Fork, CA 93643  
Tel: (559) 877-2635 Fax: (559) 877-4024  
e-mail: [cascadelwoods@netptc.net](mailto:cascadelwoods@netptc.net)

Regular CWPOA Board Meeting  
Saturday, November 12, 2016  
10:00 AM at the Clubhouse

#### AGENDA

1. Call to Order-Confirm Quorum
2. Approval of Agenda
3. Reports
  - a. President's Report
  - b. Treasurer's Report
  - c. Water Operator Report
4. Correspondence
  - a. Open
5. Report and Discussion: Status of CSA-21
  - a. Action Items
7. Closed Session (if needed)
8. Reconvene to Open Session
9. Report from Closed Session (if needed)
10. Adjournment of Meeting

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**Board of Directors Meeting  
Cascadel Clubhouse  
Saturday, November 12, 2016**

**Call to Order** - The Board of Directors met on November 12, 2016 for its regular meeting. Present were directors Stan Eggink, Aimee Cox, Ava Thiesen and Ken Wood. Board president Stan Eggink called the meeting to order at 10:05am. There was a quorum of the board members present.

**Agenda** –Motion made & seconded (Wood/Thiesen) to table Items #3 and #4 and approve agenda as amended. No objections. Carried.

**Minutes** – 7/9/16 – Tabled to approve at the next meeting. Motion/second to approve (Thiesen/Wood). No objections. Carried.

**Reports**

President's Report - The president stated that the main purpose of the meeting was for an open discussion on the CSA #21. On November 1, 2016 the Board of Supervisors, at their regular monthly board meeting discussed the dissolution of the CSA, transferring of title to another entity, or re-assigning control of the area to another group. He presented a history of how and why the service area was formed, including purchase of the property, financing methods for purchase, funding for purchase and maintenance, and the then determination that the best solution was to form a county service area.

After the CSA was formally formed, the county then contracted with the CWPOA to manage the district, with the expectation that at the end of the loan period the land would be turned over to the CWPOA. This did not occur. Three years ago the county cancelled the contract with the CWPOA and formed a municipal advisory committee (MAC) to which the county appointed three residents. The MAC was unable to accomplish anything, and all three MAC members resigned in 2016, thus leaving the management responsibilities to the county.

Frustrated with the operation problems, the county now wants to get rid of the property. After the 11/1/16 Board of Supervisors meeting the CWPOA board sent out inquiries to the community to survey Cascadel residents as to what they wanted for options, and for CWPOA involvement. The CWPOA board will wait until the survey deadline date of the 21<sup>st</sup> to make a decision, and will then send out petitions if there is a “yes” vote. The easiest solution for the county is to dissolve the CSA and dispose of the property or, secondly, to set up a conservancy to manage it. (We would still pay the \$100 annual assessment.)

Video of the CSA#21 portion of the supervisors meeting was then shown to the CWPOA board meeting attendees. In the video Tom Wheeler is seen stating he would sell the property, even to put hotels on it, but not have Cascadel operating it.

It was noted (2008 audit) that LAFCO recommended that the CSA be returned to the CWPOA if the county no longer wanted to manage it, but this is not what county management recommends. County recommendation is to place the property into a conservancy and contract with a conservancy group to manage it.

This presentation was then followed by a question and answer portion concerning the history of the CSA formation, how to deal with the county and its various leanings, and how to encourage Cascadel residents to respond to the survey the CWPOA sent out. Judy Rose offered to call people who have not sent in responses to remind them to do so. Her offer was quickly accepted by the board. Aimee Cox noted that the conservation groups have been informed of the county intent and have the matter on their agendas.

President Stan Eggink then answered questions concerning LAFCO and its function, and described actions the CWPOA board has taken including contacts made with other Board of Supervisors members, county agencies, LAFCO, and the DA. More discussion followed, with a suggestion that news media be involved as well.

Stan described what property is involved (Outlots A, B, C, & E), and what rights and restrictions of the existing Judgement #17985 on the property currently disallow or permit as functions on the property.

#### **Adjournment of Meeting**

There was no closed session or further business to conduct, and the meeting was adjourned at 12:12pm on motion & second by Thiesen and Cox. No objections. Motion carried unanimously.

Submitted by,

Cynthia Curtis, Assistant Secretary