

Cascadel Woods Property Owners Association  
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## **AGENDA**

### **ANNUAL MEMBERSHIP MEETING, 10:00 am POT LUCK, Noon**

Saturday, October 22, 2016: At The Clubhouse

1. Call to Order, Confirm Quorum
  2. Approval of Agenda
  3. Minutes to Approve, 2015 Annual Meeting
  4. Reports:
    - a. Presidents Report
    - b. Treasurer's Report
    - c. Water Company Operators Report
  5. Election of Directors
    - a. Ballot & Proxy Count
  6. Open: Membership Comments and Discussion
  7. Review Action Items
  8. Adjourn
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1. Reconvene: Special Board of Directors Meeting
  2. Call to Order, Confirm Quorum
  3. Approval of Agenda
  4. Election of Officers: President, Vice President, Secretary, Treasurer
  5. Adjourn

*Chair/  
Judy  
OK  
10/24/16*

**CASCADEL WOODS PROPERTY OWNERS ASSOCIATION**

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**ANNUAL MEETING  
September 26, 2015**

The 2015 Annual Meeting of the CWPOA was held on Saturday, September 26th. Present were directors Stan Eggink, Ken Wood and Mark Lodge. Director Volney Dunavan was unable to attend.

**Call to Order**

President Eggink called the meeting to order at 10:00am. There was a quorum of the board.

**Agenda**

Agenda was reviewed and three items added to the Reports section. Motion made/seconded (Ken Trapp/John Ewing) to approve agenda as amended. No objections made. Motion carried.

**Approval of 2014 Annual Minutes**

Minutes were available prior to the meeting for review. Motion made and seconded (Warren Cox/Mark Lodge) to approve as written. No objections. Carried.

**Reports**

- a. President's Special Report – Mr. Eggink informed the membership of the recent health problems that director Volney Dunavan has endured since her cancer diagnosis in May. She was recently admitted to the hospital and it is expected that life support will be removed today. He expressed the sadness of all members of the board, and the heartfelt gratitude from all her Cascadel neighbors for her dedicated service to the community.
- b. Water Company – Water operator Brian Curtis reported on the status of the system, noting the new state regulations for water conservation. So far CMWC members are staying within the required 25% reduction from 2013 usage, and the wells and spring continue to meet the needs of the community. He reported on the progress on plans to replace three aging storage tanks using USDA funding and the second project to obtain State Revolving Funds (SRF) to drill an additional well. The recent CMWC membership income survey qualified Cascadel Mutual for 80% grant/20% loan funding, and the board is now trying to locate property to purchase for a new well site.
- c. President's Report – Stan reported on the past year's projects. Roads were brushed, debris pushed back, edges widened, and the culvert replaced at a cost of \$28,000. He noted that there is a maximum assessment of \$100 per unit. Stan further described the problems in collecting that have ensued since the defeat of the 218 vote on forming a maintenance district. After small claims actions resulted in no settlement for both those opposed to paying the road fee and the CWPOA, the invoicing was changed to reflect proportional billing and projects. It is likely that bylaws may need to be reviewed and amended. Rick Harrell volunteered to assist if needed. There was further discussion concerning collection problems, how the "Road Report" is interpreted, and benefits of association membership. Comments were made about what costs and services would be required if Cascadel had a maintenance district versus the association performing road maintenance. Stan answered questions about the legal expenditures, and explained the association is required to protect and defend the corporation and members. There were

more comments, questions and discussion on ownership of the roads, rights to collect fees and perform maintenance, the new permits required by the county and whether roads are county roads or only public access roads. Stan described the problems and setbacks of trying to meet the various county permit requirements for replacing the culvert, and the constantly changing or addition of these requirements. This has caused constant delays and additional costs in completing the project.

- d. Treasurer's Report – Financial reports were handed out by the Treasurer Ken Wood who explained them and answered questions. He noted that after reviewing her work load, the secretary's salary will be reduced and more of her hours charged to the water company. Ken explained that the CWPOA is a legal "mutual benefit" member association, and not a "common interest development" association. He proposed reviewing the assessments to better reflect the increased costs of operation, noting that there has been no increase in unit costs in 17 years. Changes would require a membership vote and amendment to the bylaws. He further explained how the units are now assessed by APN, not by lot number.
- e. CSA Report - Bill Powell, new member of the MAC, gave a report on the actions of the MAC (Municipal Advisory Committee) and future plans. First was fire safety work that included brushing behind the clubhouse and up the old #9 fairway, ten days of CDF clearance work, and grading of the back road to Mammoth Road for emergency access (the road will still not be open for public travel). Another fire safety project is the \$15,000 grant from PG&E to improve the USFS fire break around Cascadel and tree removal in the meadows. CCC crews will be available for three weeks to remove hazard trees on the CSA that pose a threat to private homes. A grant for water shed improvement is being researched. Bill noted that 90% of the CSA meadows were mowed to a 4" height. Clubhouse work will need building permits and research of county requirements/conditions. There was more discussion on use of the clubhouse, relocating the Cascadel office in the clubhouse, cost for utilities and wifi, and whether membership on the MAC could be by election.
- f. Fire Brigade – Warren Cox reported on the brigade membership requirements and its purpose (to do only interim fire fighting prior to USFS, Cal Fire or N. F. Volunteer FD arrival). He explained some of the work the members perform (brushing, maintenance of hydrants, fire boxes, chipping and EMC training). Brigade meets every third Saturday.

#### **Updates**

- a. Guest Speakers - Originally speakers from Cal Fire and Madera Sheriff's Department were to have come to speak on fire safety and break-in issues, but they are currently involved in fire duties. Will try to reschedule them to the November meeting.
- b. Roads – Covered under President's Report.

#### **Open Membership Discussion**

Member discussions included in general meeting

**Elections** – There were five candidates for four positions. At 12:20pm broke to count ballots. Karen Balog, Caroline Nicholson, and Judy Rose volunteered to count ballots. Reconvened at 1:00pm to announce results. Elected for a two-year term were Ken Wood, Ava Thiesen and Aimee Cox. Two candidate names were removed from the ballot just prior to the meeting.

#### **Adjournment**

There being no further business, the meeting was adjourned at 1:03 pm.

Submitted by,  
Cynthia Curtis, Assistant Secretary