

CWPOA
Regular Meeting of the Board of Directors
August 11, 2018

Call to Order – 10:10AM

The meeting location was changed from the clubhouse to the home of Stan & Carol Eggink, 59491 Loma Linda Drive. A change notice was posted at the clubhouse.

Director's present – Ken Trapp, Stan Eggink, Susie Odry, Ava Thieson, Ken Wood. Quorum satisfied.
Six members also present-Forrest Negrete, Suzann Ingham, Judy Rose, Simon Elman , JoAnn Huffman, & Carol Eggink.

Motion to approve agenda as written; 1st Ava 2nd Ken Trapp. Motion Approved.

Motion to approve Minutes of Mar 10, 2018-1st Ken Wood 2nd Ava. Motion Approved.

Motion to approve Minutes of Mar 28, 2018- 1st Ken Trapp 2nd Susie. Motion Approved.

President report – As of the Aug 4, CMWC ballot, the roads will be maintained by the Cascadel Mutual Water Company.

On June 6, the property owners were locked out of the clubhouse by Madera County. After a couple of weeks of discussions with The County to try to obtain official documentation justifying the lockout, none on has been offered in support of this action. With the clubhouse unoccupied for an unknown term, the CWPOA shut off the propane. The CMWC shut off the water to protect the building from a water leaks and related damage. . The County was notified of the utility shut down to the building.

Ahmad Alkhayyat, Public Works Director Madera County was demanding water be restored to the building. He was told no water would be restored to the building until the CWPOA and all property owners had access to the building. Ahmad asked in an email to President Stan Eggink, by what authority he has to determine why the clubhouse water would not be turned on. Ahmad was sent the Corporate Code relating to Mutual Benefit Water Companies. The next day, Aug 10, Ahmad emailed Stan that if the event was “significant” enough, he would allow access. For example Weddings and Birthday parties. The children’s Art Class held by Joann Huffman was not considered significant enough to allow access. Ahmad told Joann that there was an issue with the water in the clubhouse and when that was resolved and a management company was hired, he would reconsider allowing the use of the clubhouse for the children’s art classes. When the clubhouse was first locked down Ahmad claimed to be concerned for the children’s safety. Now, Ahmad tells Joann if water is restored to the clubhouse she could use it.

- Ahmad’s first response - the clubhouse is unsafe
- Tom Wheeler allows mowing contractor use of the facilities – no longer unsafe
- Now Ahmad is asking people to call him to schedule events
- Events must be “Significant” Ex – Birthday or Wedding -Discrimination
- Ken Trapp (a licensed contractor & director) assured the other Director’s and members present today that had the building been officially declared unsafe, there would have been a Notice attached to the doors of the clubhouse.
- They are being discriminate in who can use the clubhouse when the 1974 Judgment No 17985 declares all property owners in Cascadel Woods and the CWPOA will have access to the open spaces and clubhouse for recreational use.

The CWPOA Board feels this action to be unprofessional behavior by the Board of Supervisors and in fact are extreme acts of contempt and arbitrary in nature which could be considered illegal acts.

The CWPOA Board will recommend to the CMWC to allow water into the clubhouse at no charge. This will enable better control of the water usage. Turn on for events and then off after the event is finished. This will prevent unauthorized watering of the grounds as well.

Treasurer Report- presented financials from July 1, 2017, to Aug 10, 2018, for review by the Board for presentation to the membership at the annual meeting as well as to the CPA for the year end taxes. The membership submitted ideas to make

(August 11, 2018, CWPOA Minutes Continued)

the reports easier to read for everyone. Highlighted areas with explanations were suggested. Ken Wood said he could work something out for the Annual meeting next month. Member suggested financials to show a separation of Road Admin and Road work performed and donations. Overhead is a fixed number. It has always been shared equally between the Water Co and the CWPOA. Members would like to see Snowplow expenses separated showing overhead fixed amt, fuel, & hourly wage.

With the CWPOA no longer in the road business, it was suggested to ask the Water Co to take on a larger portion of the rent for the office.

The CWPOA was given a large donation. Person who donated asked that some be given to the Fire Brigade. One Thousand Dollars (\$1,000) was added to the Fire Brigade account. Part of the donation also enabled the CWPOA to negotiate a reduced balance due and a payoff on the legal debt.

Correspondence Received – A card of thanks from Caballero’s for the fine work accomplished on her property as the winner of the 20 hours work by the Fire Brigade. A card of thanks from Kathy Rhodes for the great job of chipping by the Fire Brigade.

Policy and Procedure – Nothing to report

Neighborhood Watch – Bear spotted a few times in subdivision and a large Bob Cat spotted near the entrance of the subdivision.

Unfinished Business – none

New Business

a. Financial Review, Transfers to Water Co. We will not realize the actual figures to be transferred to the water co from the CWPOA for the road funds for approximately two months.

b. Future Dues Ken Trapp made a motion to maintain CWPOA membership dues at the current \$30 amount for at least one year. Susie Odry Seconded the motion. All approved.

- Dues allow member to vote for directors.
- Maintenance of Skid Steer
- Monitor grants for two years

c. Annual Meeting – Reviewed 2017 Minutes and made a modification to the 2018 Nominee Form which will include CA Corp Code 7522 (d) *If after the close* of nominations the number of people nominated for the board is not more than the number of directors to be elected, the corporation may without further action declare that those nominated and qualified to be elected have been elected.

d. Fire Brigade, CMWC or CWPOA ? It was recommended the Fire Brigade to remain under the CMWC.

e. CWPOA, 501(c)3 Future Board agreed to pursue becoming a 501(c)3 nonprofit to apply for grants for the community and other. The income generated from being awarded grants will support the CWPOA along with membership dues. The research will begin immediately.

President asked for approval to confer with a real estate attorney for one hour to determine the rightful owners of the CSA 21 parcels and clubhouse. Ava made the motion and Ken Trapp seconded. Motion Approved.

Motion to adjourn by Ken Trapp seconded by Ken Wood. Motion Approved.

Meeting adjourned at 1:30 PM

Minutes taken by Carol Eggink