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## Regular Board of Directors Meeting

Friday, October 12, 2018 4:00PM

Cascadel Clubhouse

### MINUTES

Call to Order at 4:02PM

Quorum of Directors Verified – Wayne Shortes, Steve Johansen, Ed Rose, Stan Eggink  
Proxy for Ken Trapp held by Stan Eggink

Agenda Amended – Added to New Business: Correct date of Minutes to be approved to 09-15-2018. Item (e)- to establish a second class of membership. Added Item (f) Two applicants for the position of Office personnel.

Motion to approve Agenda as amended by Wayne Shortes – Second by Ed Rose

Motion to approve 09-15-2018 minutes as written by Wayne Shortes – Second by Steve Johansen

PRESIDENTS Report – We have one applicant for the office position and one applicant for driving the snow plow.

A resident needs to purchase part of the Water Co. Property in order to get their house insured. The area is unusable and is below the water tanks. There is no well in this area. The site is not a potential well drilling site.

There is no first responder hindrance issue with this site if the section is sold.

Ken Wood and Stan Eggink did a count and found eleven more residents are now paying their proportional share of the road fees since the Water Co has assumed the responsibility of road maintenance.

TREASURER Report- Last years' P&L was printed by mistake. Members present asked that they be emailed a copy of The current year P&L.

The Balance Sheet was approved. Motion to accept this report as presented by Ed Rose-Second by Wayne.

We took the past three years of expenses for road maintenance to establish an average

Of monies spent. While road maintenance was under the CWPOA the overhead was very high due to the number of people choosing to not contribute their fair share of the budgeted cost. With the maintenance now under the CMWC, the liability insurance costs' and other overhead will draw a much smaller percentage of the revenue for the roads.

The CWPOA still shows \$2,918.11 in the road account. There are still some paid invoices to charge against this account.

The CWPOA P&L Statement was presented showing the actual figures in all road accounts.

Motion to accept the P&L Statement dated 09-21-2018, and transfer of funds and materials (Road Assets) by Wayne Shortes – Second by Steve Johansen. Motion passed unanimous.

Motion to accept treasurer report by Wayne – second by Ed Rose.

Water Operator Report- Ken Wood reports the tank at reserve #3 but is still off line. Testing will be required to put it back on the system. The tank must be drained and refilled. Then the spring will be taken off line which will end the chlorination of the system. This should be completed by November 1, 2018.

Motion to approve Operators' report by Wayne Shortes – second by Ed Rose.

Firewise Brigade – Carol Eggink, on behalf of the members of the Firewise Committee, presented to the Board a request to purchase reflective green street signs for the entire subdivision. The Board approved the purchase with the request to put this prospective change in the newsletter with a call out to the residents to share their opinion on the change. If no one presents opposition to the change, the Board agreed to allow up to \$1,000 of the Firewise Account to be used for the purchase of these signs.



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Carol also presented a request to build a new Firebox to be placed on Cascadel Drive South. The area has US Forest on one side and the County Service Area on the other. Both of which are seriously unkept in regard to wildfire adaptation. The homes are close to each other presenting even more fire hazards. The need is great for this street. The cost of building would be approximately \$700. The board decided to allow \$800 for the new Firebox. Motion to allow the Firewise Committee to spend \$800 of their account for building a new Firebox made by Wayne Shortes – Second by Ed Rose.

Communications - None to present to the Board

Unfinished Business – Air Gap – Postponed putting in the sustaining valve - Looking at plan II. Application to USFS has been sent in. Madera County Environmental Agency contacted for approval.

USDA Tank – Everything in. Need one more document. Historic preservation – No problem. 2018 CAD EX – We have to address three more pages even if no impact on wetlands. Archeological Resources – Jeff Gurule was called in to do the wetland survey. Hoping application will be accepted as complete so they will issue necessary permits. Still not sure how much of the loan will be grant and how much will be loan. The residents' income level remains constant.

SRF Test Well- Application in for over one year. This is a 100% grant. The delay is due to the availability of funds for grants awarded. A new regulation is in effect that asks the question, is this a second home? We will be conducting another survey to include if the property is developed, 2<sup>nd</sup> home, rented and for sale according to the APN, address and property owner. The first will be mailed and after two weeks if the owner does not respond, a second mailing will be sent. If no response we must knock on the door. We need 87% response to the survey.

Do we want to fund a test well? We are looking at \$40,000 or get back on the spring. The only available site to drill for a well must have 100 sq ft of land and the well would need to be drilled in the center. Filtration costs for keeping the spring would cost minimum \$75,000. A new system that is box automated with permits would run us \$200,000. You would also need a Grade II Operator to maintain the system. Ken Wood is Grade I and will apply for a Grade II at his next renewal.

New Business – AB-54 Director Mandatory Training will be a webinar held November 5, 2018. Board agrees to fill out the registration for attendance for all Directors and send in the check.

Should we create a second checking account for the Road funds? Motion to set up a second account by Steve Johansen – Second by Wayne Shortes.

Water Meter Readings on Bills – This process takes about two hours to add into the system. We can add on the invoice : If you want the reading of your meter, call the office. The Board suggested the addition to the invoice will be good at this time.

Road Committee/Repairs- There have been no calls to Ed Rose to volunteer for this committee from the Newsletter article. Ed Rose will set the next meeting of this committee. Clarification of acceptable volunteers to be in keeping with the current Bylaws – members in good standing. Amend Articles of Incorporation – In order to give everyone charged for road maintenance, we need to form a second class of membership. This class will NOT vote on Water Co matters. This class will be allowed to vote on all road maintenance matters. We need the Articles to increase the Board to include the possibility of this new class to sit on the Board for inclusion on all road matters if they choose to apply for Director of the Board.

Motion made by Wayne – seconded by Ed Rose to accept the two applicants that applied for the office and snow plow positions.

Adjourned Regular meeting – Motion by Wayne Shortes- Second by Ed Rose at 6:35PM



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Closed Session Called to Order at 6:35PM

Delinquent Accounts - Attorney will be questioned on the matter.

Personnel Complaint – Action discussed and settled

Adjourn Closed Session at 6:52 Motion by Wayne – Second by Steve

Reconvene Regular Session at 6:52

Adjourn Regular Meeting at 6:52 Motion By Wayne Shortes – Second By Steve Johansen