

CREPOA Board Meeting Minutes - January 5, 2015

The meeting was called to order by president Jim O'Malley at 6:00 PM.

The minutes were corrected and additions made, then approved by the board. Jim O'Malley and John Wallace requested their documents be included in the minutes for the December 10th meeting.

Old Business

1) The 2015 Road Plan was discussed, but is not ready for presentation at the annual meeting. John and Jim will be working on the 2015 road plan. The actual measurements of chip seal, minus the asphalt that has already been done, is to be determined. Jim is to determine distances, and to take a look at recoating the Wold chip seal done in 2014. Jim is also putting together the alternate plan based on a full chip seal project.

The Jim suggested that in the future we would not use Wold, due to the poor job done with overly large 3/4" rock, etc. It should have been 5/8" washed. Tire damage was reported by home owners due to the large, sharp rock. Dolittle was suggested as a better contractor. Our financial plans will be based on quotes from Dolittle. These prices will reflect current petroleum prices.

John pointed out that it has been 10 years since the original chip coat and that we are 5 years overdue to have a second coat done. Approximately 148,000 square feet of chip coat needs to be redone. It was suggested that the Wold chip coat should also be recoated. If so, the square footage will be dramatically increased.

2) Chuck Beans logging operation was discussed including the setting of the bond for Chuck's logging operation. The extent of chip seal repair needed from 206th (Kono's spur) to Chucks staging area was discussed. John suggested the bond be increased by \$6000 to cover the cost of repairing the chip sealed area being used by Chuck. After discussion it was decided that when Chuck was done logging our assessment of needed road repair would be done by the Board and Chuck would also put additional bond money to cover the needed restoration. About 6000 square feet of chip seal being used by Chuck has already begun to fail due to heavy log trucks on the road too soon after a freeze. Chuck agreed to the proposal to increase his bond after completion of logging to cover the then estimated cost of restoration. The bond was set at \$5000 and has already been deposited. The board approved this amount. Chuck has already spent \$3,000 on gravel in addition to the bond in the bank. After all logging is complete by CVL and Chuck, the bond will be used to do the final repairs.

John pointed out that the gravel placed by Steinerts property needs to be spread, and more needs to be placed on the corner at the connector road, and at the cliff. Chuck indicated that his logger has the equipment to regrade and spread.

Cherry Valley logging has been late on the completion of work. Jim suggested that perhaps a lien may be necessary. The board discussed the notice of intent to lien, at the completion of all logging projects to put the property owners on notice of the need to make timely repairs.

Don indicated the need for bonds to be consistent and fair to the property owners and the association. He suggested the \$5,000 bond, an agreement to do all repairs as needed, consistent with the CC and R's. The time of year and the distance traveled upon should be considerations.

Chuck said he will do what needs to be done to make the road whole; rules should apply to all; and consistent bonding is needed.

Jim raised the question whether we should rely on bonds to complete repairs, or just rely on CC and R's.

Don asked about the change of ownership of logged property, and liens. Perhaps a notice of intent to lien should be filed with the county on CVL, before ownership changes. Jim pointed out that 3 of 5 board members are needed to do this. Jim proposed that we follow the CC and R's, and lien the property if repairs are not done in a timely way.

Dan suggested that a time line be set. An end date to be set for the logging operation and then determine the time needed to do repairs, based on the time of year and the weather. This would be determined by the board, for a complete restoration of the roads.

3) It was suggested that that the short range plan should be sent to the general membership prior to the annual meeting

Jim suggested an assessment for chip coat of \$1,800 per lot for chip coat per lot be provided, with tight specs, industry standards, and multiple bids.

4) A website for CREPOA was proposed by Don Kono. The Board discussed and agreed upon to have Don create the website.

5) Don suggested the need for the creation of a Policy manual to be created to also include by-law revisions. This notebook should be kept by the president and passed on to each new president.

By-Laws need to be recorded with the county, along with By-Law amendments. The notebook in which these records were kept was last seen with Sugden.

Chuck provided the secretary with a box of minutes from years past. Jim offered to help Vi review the contents for prior By-Law changes, resolutions, and policies.

Minutes that are reviewed and approved and dated, become the record of policy. Policies go beyond the CC and R's.

Don volunteered to participate in keeping track of policies.

6) Union bank has been charging a \$10.00 fee for our account when the monthly balance was less than \$5000. Chuck arranged to have our account credited of all charges(\$50.00), going back to Dec. 2013.

The meeting was adjourned at 8:05.

Respectfully submitted by secretary, Vi Kono.