

Silver Lake Home Owners Association
General Meeting – Minutes – SLHOA Approved
July 2, 2017 @ 3:00 p.m., Amphitheater

Call to Order by Alan Siemer – 3:10 p.m.

Due to some confusion as to the date and start time of the meeting, roll call and review and approval of the September 4, 2016 General Meeting minutes was postponed until 3:30 p.m., should additional homeowners arrive later.

Review and Approve Agenda – Alan Siemer

Officers Report:

President, Alan Siemer –

- **Caretaker** – Single candidate for caretaker did not work out. He was older than Mark, and would have been OK, but not ideal. Search is postponed.
- Alan has asked Mark if he would be interested in extending his current agreement for this year to include next year (2 year contract). Mark is currently our caretaker and will speak with his wife, Sandra, about extending the current terms to another year.
- Cabin owners should be familiar with their cabin and know how to open and close it, as we do not know how long, or how often Mark will be available.
- The caretaker must prioritize his work, making certain fixes at cabins a priority. So please be conscientious as to what you ask Mark to do. Thank Mark, and be sure to compensate him for jobs.
- Alan will ask Mark about a list of handymen from Chester and Susanville as reference for homeowners when Mark is not available, but we should give Mark the first right of refusal on all jobs. Alan should have the list available for distribution by Labor Day.
- Mark plans to move into the Caretaker Cabin, but would like the flexibility to go home to Westwood in evenings when necessary, and also be able to take some time off. Alan has agreed to cover for Mark when he's out of town this season, but don't expect Alan to handle all caretaker duties.
- Campfire permits are necessary for cabin owners and available at this time. Burn pile permits are not available. No note from USFS regarding the use of chainsaws with permits, however, they are not allowed in the Caribou Wilderness area.

Treasurer, Erik Foraker –

- FY17 – Revenues were ahead of budget, totaling \$27,955
 - Net income was \$3,704
 - Permit Holder Dues – 50 of 48 Budgeted Paid
 - Associate Member Dues – 74 of 70 Budgeted Paid
 - Bank Balance is \$16,448, but will end at \$13,136 once permit fee for caretaker cabin is paid.
- FY18 – Will mirror FY17 budgeting projections.
 - Permit Holder Dues – 44 of 49 Budgeted Paid

- Associate Member Dues – 53 of 74 Budgeted Paid – Need to encourage Associate Memberships. Associate membership dues are \$35 each.
- Ending cash reserves are currently \$16,840. Erik recommends staying the course on the budget. We should have a profit of up to \$4,000 at end of season.
- FY18 Budget Approval – (MSCU) Carlsen/Jenness (Gordon). Approved.
- All Treasurer Reports are available should anyone wish to see a copy, please contact Erik or Barb.
- USDA permit fee for the caretaker cabin will be accrued. We still need to be billed for both prior year and current year (FY2018). Erik has been in touch with the Forest Service in regard to their delinquent billing, and should be seeing the invoices soon.

Committee Reports:

Forest and Recreation (Gerrit Wood) –

- Nothing to report.

Newsletter/Directory/Trail Repair Days (Barb Andrews) –

- Next newsletter will go out after Labor Day.
- Barb will email Stacy Kronner to help arrange for a trail maintenance day. Likely later in year, as the USFS is short staffed and likely very busy this summer.
 - If homeowners want to clear a trail in the back country, they probably can, and do not have to wait for a designated day, however no chainsaws in Wilderness Area.
- If SLHOA members have any contact updates for the directory, or would like to order Silver Wear, please contact Kim Andrews.

Water and Sanitation (Scott Carroll) –

- Scott conducted the water quality test last Fall, and the numbers were in line with the results of previous years.
- Will plan to take the next sample at the end of this season.
- Homeowners' are reminded that we're not guaranteeing water quality with the tests, and the basic tip for making your drinking water safe, is to boil it for one minute.
- Outhouse pumping – there was a show of hands of about three cabins who would like their outhouses pumped. Scott will check with Mark on the schedule and get him a short list of interested cabins. Note from the 09/04/2016 General Meeting – A minimum of five cabins are needed to have Westwood Sanitation make a trip out to the lake to pump outhouses. The cost for five cabins is \$800.
- Garbage dumpsters will be open this weekend. The bins are currently on their sides from the winter months and need to be turned upright. The dumpster pick-ups commence as of the 4th of July and will continue until after Labor Day.

3:35 p.m. – Roll Call (Barb Andrews) – 23 Present out of 44 Paid SLHOA Members, Quorum met (23).

- **Review and Approve September 4, 2016 Minutes – (MSCU) Carlsen/Moulton. Approved.**

Nominating Committee and Elections (Ken Kendall) –

- Two first terms ending in September, Ken and Barb. They've both agreed to stay on and the vote will take place at the September board meeting. Ken asked homeowners if there were any other nominations; no further nominations were submitted, however, should anyone wish to nominate other interested parties, please contact Alan Siemer.

Unfinished Business (Alan Siemer) –

- **Cabin Use Tally Sheet** – Kim Andrews keeps the records and provides the information to the USFS. Ken will ask Kim to create a tab on the website so homeowners can annually download the sheet. Everyone is encouraged to be sure to fill out the sheet throughout each spring/summer/fall and submit to Kim at the end of the season.

New Business –

- **Next SLHOA Meeting – Sunday, September 3, 2017 at 3:00 p.m.**
- **Labor Day Social, September 3, 2017, 5:00 p.m., will be hosted by Stephens/Carroll/Moulton cabins and held at Stephens' Cabin No. 25.**
- **Bob and Gail Barker, Cabin 66, will host the Labor Day Pancake Breakfast, September 3, 2017 at 9:00 a.m. and Frisbee Golf tournament at 10:00 a.m.**
- Wheeler, Cabin No. 50, will host the 2018 Labor Day Social.

Announcements (SLHOA Members' Comments):

- Alan Brainerd announced that the First Annual Silver Lake Open Golf Tournament was held at Bailey Creek Golf Course on July 5th. Golfers from three cabins, Carlsen #10, McNany #56 and Brainerd #39 participated and had a great time. Alan plans to have the Second Annual Tournament next year around the 4th of July weekend, and hopes to have more cabins participate. Announcements will be made on the website and upcoming Newsletters.
- The SLHOA recognized the great job Kim Andrews has done on the Silver Lake website. The SLHOA is reimbursing her for the cost of setting it up. The website is in the SLHOA name.
- Question was posed as to why Mark decided to retire, and if the reason was financial. The reason was not financial. Mark currently makes \$1,700/month, not including reimbursement from homeowners for contracted work.
- The new permit administrator for Silver Lake is Stacy Kronner. Her office is located at the Lake Almanor Ranger Station in Chester. Evidently, Stacy is still working on her previous position in fire suppression/maintenance, and has not started work on permits yet. Her direct report is the District Ranger.
- Remembrances – Paul Young's mom passed away in the Spring.

Adjournment: Meeting was adjourned at 3:45 p.m.