

**Silver Lake Home Owners Association  
General Meeting - Minutes  
September 1, 2019 @ 4:00pm  
Amphitheater**

**Board Members Present:** President Barb Andrews, Secretary Sally Timperley

**Board Members:** President Emeritus, Alan Siemer, Scott Carroll, Rob Yelland, Tara Bedney

**Call to Order – Barb Andrews 4:05 p.m.**

**Roll Call – Sally Timperley**

**Review and Approve July 6, 2019 General Meeting Minutes** (Sally Timperley) - No Discussion. (McNany/Case, All Approved)

**Review General Meeting Agenda – Barb Andrews**

**Officers Reports:**

**President's Report – Barb Andrews**

**1. Caretaker Info. Update**

- a. Gene would like to renew his contract for next year. Barb will review his contract with him, as some items are not applicable. Gene stated that he would like to have a satellite phone or ham radio for safety and emergencies. Will be discussed under New Business.
- b. Cabin Inspection Rounds - Per Gene's contract, he is to walk the lake twice a day. He covers the lake front side of the cabins, and circles around via the back road. He inspects cabin properties, but does not peer into windows, and observes each cabin's surroundings.
- c. Tools and Cabin Inventory - Gene expressed thanks to Kim and Scott Andrews for supplying tools that would be helpful for his jobs. Tools included a wheelbarrow, leaf rake, flat shovel, bedding fork, pipe wrench, split mall and wedges.
- d. Gene does not have keys to the following Cabins: 5, 7, 37, 38, 46, 47, 49, 50, 51 and 63. He will need keys to these cabins for access to outhouses for pumping, and if any emergency situations arise.
- e. As a reminder to everyone, Gene is available to help with any work needed around the lake.

**2. Other Updates**

- a. Barb reminded everyone that the website is continuously being updated with local resources.
- b. Emergency Preparedness Recommendations/Resources –
  - Lassen Co. Fire Safe Council, Inc. ([lassenfiresafecouncil.org](http://lassenfiresafecouncil.org)) - There is valuable emergency fire preparedness information on this website and forms to download. The "Family Fire Safe Plan" form that can be downloaded to post in cabins. This website link will be posted on the resources page of the website. Also, cabin owners are encouraged to coordinate with their neighboring cabins on where hoses, fire extinguishers, etc. are located and how to operate.
  - Emergency Signals - A nationally recognized signal that we all should know about is three shots in the air, three blasts on a whistle, three flashes with a mirror, or three fires evenly spaced for an SOS alarm signal. Additional information is on the website and will be put in the newsletter.

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- c. Cabin Insurance - Cabin insurance is going up in cost. Barb spoke to a Chester insurance broker, Bob Rouland, who said that insurance companies are canceling/denying insurance policy renewals for many customers who are in turn, having to go to California Fair Plan Property Insurance to obtain fire insurance coverage. The California Fair Plan is somewhat similar to earthquake insurance policies, but for fire coverage. Any additional insurance coverage, such as theft, flood, etc. will need to be covered under a separate policy. Insurance broker and access information is on the SLHOA website. NFH works with an insurance group out of Colorado, Insurance Risk Management. Information and links to IRM's website can be found on both the NFH and SLHOA websites.

## Treasurer's Report - Alan Siemer reporting for Erik Foraker

- 1. **Highlights** are as follows for the 4 month period ending 8/31/19 for fiscal year 2020:

### **Revenue - \$25,207.54**

Permit Holders (\$22,540) – 46 paid of the 49 budgeted  
Family & Associates (\$2,105) - 60 paid of the 67 budgeted  
NFH Dues (\$270) - 9 paid of the 7 budgeted

### **Expenses - \$13,143.82**

Caretaker Net Pay, USDA Permit Fee, NFH Dues, Garbage, and Insurance are the most significant costs.

Per budget, we have about \$11,640 in anticipated expenses through the end of the fiscal year.

<b>Net Income -</b>	<b>\$12,063.72</b>
<b>Checking Account -</b>	<b>\$29,099.61</b>
<b>Savings Account -</b>	<b>\$ 5,216.57</b>
<b>PayPal Balance -</b>	<b>\$ 69.94</b>
<b>Total</b>	<b>\$34,386.11</b>

Vote to Approve Budget (Jeness/Verke, All Approved)

- 2. **The FY17, 18, and 19 Audit** by Richard Jeness and Ken McNany has been completed.

Vote to Approve Audit (Siemer/McNany, All Approved)

## Committee Reports

### Newsletter – Tara Bedney

If anyone has any interesting articles, news or pictures, please email to Tara for the newsletter.

### Water, Sanitation & Wood Chipping – Scott Carroll

- 1. Water Quality - Scott Carroll shared a letter drafted by Carrie Moulton Miller, retired US EPA biologist, regarding information on algae at Silver Lake. In the letter, she confirmed that what was found in the lake in July, was not the "toxic" form of algae. She further suggested in her letter that people should not bathe in the lake. Tara will publish the letter in the newsletter and it will be posted on the website as well. Toxic algae can pose a risk to young children and pets. Alan stated that according to the Farmer's Almanac, it is going to be an extremely cold winter which may help dissipate any algae blooms. Scott will conduct this season's water test in October.
- 2. Wood Chipping/tree removal - Scott attempted to contact Brett Turrill out of Chester about chipping, and has not received a reply back. Scott also spoke with Mark Fanning, also out of Chester

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and recommended by Ken McNany, who does hauling and has a trailer with a crew. Mark stated it wouldn't be cost effective for him to do the job. He referred Jerritt LaPaige out of Westwood. Jerritt has a dump truck and bobcat and could pick up piles and take care of burning. Mark Fanning would also volunteer some of his crew to help Jerritt with the job. There are also two other companies, All Phase Landscape and Creative Landscape, who could be backups if Jerritt LaPaige is unavailable. Scott will contact Jerritt LaPaige for details. After Scott confirms details with these crews, a mass email can go out to the SLHOA to see who would be interested in one or more of these services. Also, there is a waste dump at Lake Almanor (by the peninsula turnoff) that is only open 9-5 Fridays and Saturdays and also Tuesday mornings, 9-12. And burn permits can be obtained for late/early season burning from CalFire (<https://burnpermit.fire.ca.gov/>)

3. **Outhouse Pumping** - No updates at this time. Scott will try to contact Big Valley Sanitation out of Redding again. Scott will contact Stacy regarding who does the Forest Service pumping. Suggestion from Alan Siemer is to use Rid-X (with water) late in the season.

## **Nominating Committee & Elections** – Rob Yelland

1. Scott Carroll was voted in for a 3rd term. No discussion, vote to Approve (Davis/Cady, All Approved)
2. Pete Bogardus and Stephanie DeGraff Hunt have agreed to serve on the Board. No discussion, vote to Approve (Case/Siemer, All approved)

## **New Business**

1. Satellite phone or HAM radio for caretaker for emergency situations.  
Tara's uncle has a satellite phone and depending on size, a medium phone would run around \$600-\$700 for just the phone. A service contract would run around \$100 every four months. Would be helpful to have GPS coordinates also. Tara will be doing further research on the IRIS Satellite Phones/ham radio situation.

## **Announcements**

Next Meeting will be on Saturday July 4, 2020 at 4:00 p.m.  
The social will be at the caretaker's cabin hosted by Wheeler #50.

## **Member Comments**

Mary Jo Verke - Noticed that near their cabin, someone was smoking cigarettes and putting them out on the ground. Cabin owners please remind guests that it is against law to discard the butts on the ground. She also has a free sailboat (#68) to anyone interested. She mentioned a special thanks to Lindy Curtis for rescuing and taking care of the found mustang horse (Jack) until the Sheriff's office could come.

Don Curtis - (Curtis/Moulton cabin) expressed a special thank you to the Silver Lake Community for their support in helping with the cabin fire. A special thanks to Laurel Moulton for organizing the work crew to help with clearing the debris on the lot.

Laurel Moulton - mentioned anyone that helped with the fire with their own tools and would like to be reimbursed for their tools, fire extinguishers, buckets etc., to please contact her.

Bill Cady - mentioned the heliport clearing at Cooper Meadow for emergency helicopter landings.

Stephanie DeGraff Hunter - mentioned that her son-in-law is an architect and licensed builder. If anyone is interested in his services his website is: [HunterDesigns.com](http://HunterDesigns.com).

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Barb Andrews - mentioned in emergency situations, please make sure your lot number is clearly visible from the road. And when calling 911, make sure you give the cabin number and which side of the lake (north, south, east or west location) you're on.

Sara Stephens - asking for advise on the hose material to use on fires, if website could be updated as to which hose material that will withstand fire.

At Wheeler #50 - they will be starting a septic tank installation so it will be noisy at their cabin.

Spencer Cabin - decades ago, their dad put in a fire pump system between their cabin and the Chester cabin that pulls water from the lake, all detachable to take anywhere. See Dick for more information.

**Adjournment: Meeting adjourned at 5:05 p.m.**