

GERLE CREEK SUMMER HOME TRACT ASSOCIATION
MEETING MINUTES
JUNE 26, 1999
LOT 25

The meeting started at 12:30 p.m. with the United States Forest Service. Dave Boyer spoke on the appraisals and mentioned that they still hadn't hired an appraiser. When hired, they will send out a letter 30 days prior to the appraiser's review. This review will occur on a weekend.

Dave talked about what they call the fuels reduction project on the lower road. He is hoping to get this project coordinated with the timber sale discussed last year. It is still in the planning stage, but it is hoped it will be accomplished this fall.

They are still working on the Gerle Creek OHV trails. Right now they are looking for comments from the public. It is very controversial with some groups because they would prefer that no further development be made in the forest.

Dave briefly discussed work they were hoping to start to rehabilitate/rebuild Gerle Creek Campground. They would start with repaving all the roads, making more spurs (camping areas) and making more ADA accessible (handicapped) sites. They would also build new bathrooms, fire rings and tables.

Dave also talked about many projects going on around the Union Valley Lake area – Big Silver's group campground with a bicycle trail; Azalea Cove, a 10-unit campground accessible by boat, hiking or bicycling; Lone Rock which will be like Azalea; 5 sites at West Point and Camino Cove has 10 sites.

Dave was asked about the Georgetown Road. Work on it is supposed to start this year. It will be paved to Uncle Tom's cabin.

Dave ended his presentation and was thanked by the tract.

The meeting was called to order at 1:00 p.m. and it was determined that there was a quorum.

It was moved/seconded (Bitterman/Paavola) and carried to accept the meeting minutes of June 24, 1998 as presented.

Talked about the upcoming appraisals. Lot 9 was picked for Gerle Creek Summer Home Tract as the typical lot. It was mentioned that while attending a national meeting held regarding cabin owners and their assessments, that assessments have been doubled in some instances and have gone as high as 5 times what is currently being paid. It was also mentioned that the areas close to us that would probably be hit the hardest is the Tahoe

Basin and possibly Wright's Lake. When the national representatives were asked about what it might look like for Gerle Creek, the comment was made that our tract was very unique in it's set up. It was felt that it could stay the same or possibly double for us. In California so far, 41% have doubled, about 11% have tripled, and 4-5% have gone up as much as 5 times the current rate. It was also mentioned that it would be in our best interest to have as many people present as possible when the appraiser comes into the tract for his/her review. It was felt that it was very important that the appraiser know that we maintain our own roads, that we developed and maintained our own water system, that we had only 5-6 months use, no utilities, and our own fire protection.

The financial report was discussed. It was moved/seconded/carried (Irish/Brattland) to round the assessment from \$98.51 to \$100. There was one opposition.

A question was raised regarding the \$10 service fee paid each month to the bank. Most banks now require a certain amount of money to stay in a bank account in order to avoid service fees. Another problem that came up was the double signature required by our by-laws. Most banks don't print checks to accommodate two signatures. If the bank does print the checks with two signature blocks, they don't check for both signatures when clearing the check through the bank. The bank we are currently with, Bank of America, will look for both signatures when clearing the check. The cost is \$3 per cabin per year.

It was also mentioned that Ray Bitterman donated some scaffolding to the tract for use when needed. It is stored at the pump house.

The Board held a meeting prior to this afternoon's meeting to discuss work parties. It was suggested that starting this year, three work parties be scheduled each year for work that needs to be completed. The work parties would be held the 3rd weekend of July and August, and the 2nd weekend of September. For this year, the first work party will be to clean the easement between the lower road and the upper road (right at the "y"); the second work party will be to re-roof the old tanks; and the third work party will be to fix the easement on the middle road in front of lot 47. The road is falling off into lot 47. The work parties will also be posted on the bulletin board. If it is felt that a work party is not needed, the cancellation of that particular work party will also be posted.

The board also expressed their thanks for those who worked on two work parties last year (both dealt with the two water systems).

The subject of fire hose covers came up. In talking with Dave Boyer, all suggestions so far have been denied. The last attempt was to paint the orange cover forest service green with an orange area which read "fire hose". Dave Boyer was asked to take a look at it and give us his opinion. It is still undecided. The Forest Service will not allow garbage bags to cover the hoses. If the Forest Service accepts painting the covers green, it will be our responsibility to make sure they are kept up so that the orange doesn't show through. A question was asked as to whether or not the Forest Service had provided any ideas; they had, but it was at a cost of about \$50 per cover and the suggestion was to have them

specially made by a company in Placerville who made a boat cover for the Forest Service.

It was felt that we needed to take an inventory of both the new and old water systems and make sure we have spare parts in the event of a break somewhere in the system. If we have the parts readily available, it will be quicker to repair breaks and prevent long periods of time without water. It was suggested that we might replace the gate valves with globe valves – you would just need to replace a washer instead of the whole valve. Both a globe and ball valve will be checked into.

Board nominations were discussed. The Board members whose terms are up are Dave Frink, Wayne Lile and Wayne Fluke. The nominating committee nominated Dave Frink, Bud Irish and Wayne Lile. Nomination from the floor was for Wayne Fluke (moved/seconded by Virtue/Hemphill). No further nominations were made. It was moved/seconded/carried (Bitterman/Hemphill) to close the nominations.

While votes were being cast, the subject of the dumpster was discussed again. The dumpster is to be used for only kitchen/household garbage. Tarps, barbecues, jeep parts, etc, have been found in the dumpster. Please be considerate of all of the cabin owners and use the dumpster for only what it was intended for. Also, everyone needs to remember that the dump is only for pine needles and tree branches. If they find other objects in the dump that do not belong there (such as building materials, furniture, etc.), they will close the dump and we won't have a place to dump our needles. It is in our best interest to make the Forest Service happy with what has been placed there.

After all votes were made and counted, the new members are Wayne Lile, Wayne Fluke and Dave Frink.

It was moved/seconded (Bitterman/Hemphill) to nominate Bill Dillon as president of the Association. No other nominations were received. It was moved/seconded/carried (Bitterman/Paavola) to close the nominations. Bill Dillon will remain the president.

The question was raised as to whether or not there was anything being done to prevent vandalism. It was pointed out that there are several cabin owners who have snow mobiles, etc., who come in over the winter. Because these people come in and spend time here during the winter, it is felt that it will definitely deter vandalism and burglaries. These people love it up here in the winter and do provide a sort of safety net for us. It was mentioned that the Trojanowskys, the Weimers, the Rodgers, the Hammons and the Fittings are just a few who have made the trip up during the winter to check things out. Also, we have had the Forest Service and El Dorado Sheriff's department checking on the cabins during the winter.

Another item of the financial report was discussed – the general maintenance fund. The fund amount is \$1500 as approved by the Association members. The by-laws indicate that the Board could spend not more than \$500 at any given time for the whole year. The new water system is more high tech and any repairs could cost more than the \$500 limit.

It was suggested that in an emergency as defined by a Board majority, that the Board could spend more than \$500 by taking additional funds out of the \$1500 but not to exceed the \$1500, for only emergency situations. Immediately upon spending the additional fund, the president would notify the entire Association of what the emergency consisted of and the amount of funds expended. Otherwise, a special meeting would possibly need to be scheduled to approve spending the additional funds to get the water system up and operational. Such special meetings require a 30-day notification.

Ed Fietsch mentioned that the emergency fund was set up to cover this type of situation and wouldn't require a special meeting or approval by a majority of the Association. It was moved/seconded/carried (Weimer/Virtue) to allow the Board to spend over the \$500 limit, only in an emergency situation.

It was moved/seconded/carried (Bitterman/Irish) to adjourn the meeting at 2:30 p.m.

Respectfully submitted,

Norma Diller

4 Wayne Lile, Secretary