

GERLE CREEK SUMMER HOME TRACT ASSOCIATION, INC.

Annual Meeting - June 23, 1979

Lot 25

The annual meeting of the Gerle Creek Summer Home Tract Association, Inc. was held June 23, 1979. President Ed Fietsch introduced District Ranger Craig Harisak and Recreation Officer Clyde Carter. Mr. Bruce R. Willmette of Walter F. Willmette, Appraisers was introduced. He explained the inspection his company would make and appraisal of each individual lot for valuation under contract with the Forest Service.

Ranger Harisak encouraged our association to stay together and get stronger as a unit. It is a good method of keeping in touch and doing business. We want to keep each other informed of what's going on. One issue is the fee appraisal which has been contracted out for a third party appraisal.

Mr. Carter stated that Dennis and he will give one-third of the lots a Special Use Permit inspection; you will get a notice. For help in problems of shooting, call the Sheriff.

Bruce Willmette stated they were appraising 750 lots in California, land only, and they will take pictures for the files. Due August 1 and you will know the results in May, 1980 for 1981 fee. For comparison, only provide land sales, not in the tracts. Fees for recreation and Forest Service land are under Phil Courson, Placerville.

President Ed Fietsch called the roll and a quorum verified (24). Lots represented were 4, 5 (w/proxy), 6, 7, 10, 13, 14, 20, 21, 24, 25, 27, 28, 30, 32, 33, 34, 35, 36, 39, 40 (w/proxy), 42, 43, 44.

Minutes from the last annual meeting of 1978 were distributed. The minutes were approved as corrected.

The 1978-79 Financial Report was presented and accepted by motion vote. (Copy attached and made a part of these minutes). Mr. Barnard stated that one lot had not paid the assessment since last year.

Old Business:

Replacement of the gas pump has not been completed. We have a centrifugal pump designed for electric motor, will have to use a belt driven to adapt it to a gas engine.

Old tanks are in need of repair. Plastic liner could be dropped in. Mr. Bud Irish will check the price. Also, fiberglass might be possible. For this year, we need caulking material. We will proceed in July with rethreading the tank bands. We will make a special tool and caulk the tanks without a lining. It was decided to replace the old well casing with plastic pipe. We need people to carry the plastic pipe. It is stored under the west porch of Lot 33, Holmes; just go by and take a length up the hill to the tanks.

Old Business (Continued)

Access to the back of the tract: The Board has no recommendation. Mr. West Dillon moved that we drop the question. Seconded by Mr. Bill Barnard, Motion carried.

New Business

Insurance: A refund of \$308 has been received on our insurance premium.

Assessment: An assessment of \$16 was proposed for insurance and maintenance of the water system for 1978-79 (\$25 less \$7 from insurance refund). Motion was made by Mr. Cecil Hammons, seconded by Joe Barbato, that the assessment be \$16. Motion carried.

Land Appraisal: Mr. West Dillon suggested we write letters to our Congressmen, give them to our President to be mailed as a group from the tract, objecting to the fact that a criteria is unreasonable. It was suggested the letters be received by August 1.

Closing of sale of Stratford cabin: The Forest Service states there is no action available to them to help the prospective buyers in closing the sale. The purchaser should file a civil action suit. The water valve has been locked and if there is no response to our request for repair, we will notify the Board of Health to red tag the cabin.

Water System Responsibility by Owner: Motion was made by Mr. John Holmes that we amend our By-Laws to include a paragraph so stating that the cabin owner is responsible for maintaining a water system in good order so as to not drain our water system, thereby jeopardizing the rest of the tract. If the cabin owner does not maintain the water system on his property, the association has the right to terminate the water service to that cabin until such time as that repair is made to our satisfaction. Send a letter by Registered Mail to the lot involved that the water has been turned off and they should ask for an inspection by the Association representative. Seconded by Mr. Dick Rodgers, motion carried.

An Authorization for Use of Cabin form was drafted for verification of occupancy but it was determined that each cabin owner should advise users of the regulations regarding locking of the gate, removal of garbage, and riding of bikes in the tract. The Rules of Conduct will be re-issued.

Appraisals: Land sales information is needed. Mrs. Kris Rodgers to check.

Water System: Determine of dates for opening and closing the water system. Motion was made by Mr. John Holmes that the opening of the water system shall be on or about the opening of the road to the tract and the disconnecting of the water system will be on or about the end of deer season. The Water Committee is to determine any unusual weather conditions which will alter the date. Mr. George Manhart seconded the motion. Motion carried.

New Business (Continued)

Nominating Committee Report. John Holmes, Chairman; John Ickes, West Dillon.

Nominees are: Leonard Wanner, Ron Brinsky, George Weimer, and Ed Fietsch as President. *as Ed. Dillon*

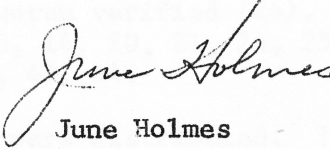
Motion by Dick Rodgers we accept the Nominating Committee Report and unanimously elect the nominees. Seconded by Bud Irish. Motion carried.
Remaining Board members are: Bill Barnard, Bud Irish, Jerry Virtue.

Road Repair: Cecil Hammons will bring gravel for our roads.

Accounts Receivable and Payable: Mr. Barnard asked that we send assessment checks to him. Any bills you wish paid should be mailed to him with an explanation of what it was for.

Mr. Fietsch expressed appreciation of the membership to Charlie and Edna Brandt for the use of their cabin for this meeting and to Co-Chairmen, Dorothy Irish and June Holmes for organization of the lunch.

Adjournment: Mr. West Dillon moved the meeting be adjourned. Seconded by Dick Rodgers, motion carried.


June Holmes
Secretary