

FLORISTON PROPERTY OWNERS ASSOCIATION
P. O. BOX 11110
TRUCKEE, CA 96162
(530) 587-8647
Board of Directors Meeting
July 23, 2015
Minutes

1. Call to Order.

President Roger Baldwin called the meeting to order at 7:00 PM in in the Floriston School House 22261 Juniper Street, Floriston, CA 96111.

2. Introductions and quorum determination.

President Roger Baldwin, Treasurer Karen Seelhoff, Commissioner of Water and Roads Chuck Grooms, and Vice President Jerry Stinson were present. Secretary David Davis was absent. A quorum was established. Manager Rick Gardner was also present.

3. Approval of Minutes.

Chuck Grooms moved to approve the minutes of the Board meeting held on March 26, 2015. Roger Baldwin seconded the motion, which passed unanimously.

President Roger Baldwin moved item 6A of the agenda up because Paul Rose and Catherine Hansford were present to speak about the Preliminary Engineering Report (PER), which is required for the planning grant/loan. Paul Rose spoke and answered questions about the State's requirement that the PER contain an alternative plan to upgrading the water treatment plant for the spring water. The alternate plan is to drill a well and that requires a test well to be dug first.

Catherine Hansford explained that the planning grant/loan that has been approved is an 80%/20% grant to loan ratio, which means that the Association must, within a 5-year period, repay 20% of the money the State grants to the Association. The approved amount is currently \$120,000 but can be raised to \$500,000. The interest rate is zero. Once the planning is complete, the Association may apply for another grant/loan for construction. This is also an 80%/20% grant to loan ratio with a \$5 million cap and zero percent interest. The planning grant/loan then can be rolled into the construction grant/loan and then the payback period is raised to 30 years.

4. Members' Forum.

Dennis Jamason asked when the Board will provide the documents he has requested. Mr. Jamason threatened a law suit to get what he wants. At this point, tempers flared.

Jan Pollard stated that some Floriston residents think that the entire town should have been afforded the opportunity to vote on whether the Association applied for this grant/loan. She recommends that the vote be taken. Roger Baldwin moved to send out a ballot. The motion was not seconded.

Mike Smith stated his opinion that everyone knows the dues will go up and he wants the Association to choose the option (between using the spring water or drilling a well) that will necessitate the least amount of dues increase.

Amy Edgett asked: 1) How much the dues would be lowered and for how long once the water treatment plant or the new well comes on line? She claims that in the May 2015 meeting someone said the dues would go down; 2) Since the Board has gone to bi-monthly meetings, has the Management contract been adjusted?

Amy Edgett also expressed her disappointment that Board meetings have been changed to bi-monthly.

Jerry Stinson stated that he has asked for certain documents and has not received them. He claims his e-mails were not answered. At this point, tempers escalated.

Karen Seelhoff read a letter, a copy of which was not supplied to Management for inclusion here. Among other things, she suggests that the Board meet in executive session with their attorney so that she may obtain the documents for which she and Mr. Stinson have asked. At this point (8:50 PM), the meeting was stopped due to the fact that tempers were out of control. Management is not aware of any other business having been conducted.

Respectfully submitted by Rick Gardner.

To be approved by the Board at the next meeting, which was not scheduled.