

Secretary's Report 5-1-2021 FPOA Annual Meeting

As secretary it was my duty to keep our records safe and organized.

I spent the first few years organizing our documents.

Over and over people in town dropped off boxes and boxes of moldy, rat eaten documents that were stored in basements, sheds and leaky closets.

Our documents were sorted and collated by date with most duplicates removed and are now stored in a locker in Reno for \$25.00 a month.

While the process is not complete, it is a darn good start.

I believe that most, if not all, of our documents are now together in one place, safe from the elements.

In the culling process, important documents were put into the safe deposit box at Wells Fargo or filed in Policy Notebooks created for easy access for future Board members.

A new Membership /Certificate Book was created with new certificates issued to all members as the old Certificate Book was not found in the storage documents.

In our tenure, the Board has transferred 16 new memberships; issuing certificates and welcoming packets of information.

A directory was made so that all the little pieces of information needed to run the town like our EIN number and PWs are in one place.

I also created a month by month schedule for each Board member to follow to be sure that the main concerns of town are taken care of in a timely manner.

While it is not exhaustive, I hope that over time it can be added to so that new Board Members will have the confidence that they can tackle the wide breath of responsibilities of running our town.

In sorting documents, some fun photographs were found and put up in the school house to remind us of this town's amazing heritage.

I want to remind people that we have an AED available for everyone to use in case of a heart attack. It is located on the water plant wall. An automated external defibrillator is very easy to use. Don't be intimidated by the machine. The instructions are very easy to understand and will not shock someone if it is not needed. This might make the difference between life and death for one of our neighbors.

Our town website floristonca.com contains documents from past meetings where members can keep up with town issues. Also, town facebook page [Floriston CA Residents](#) is a good place to exchange current information.

This Board sought resolution to many outstanding legal issues and Bylaw misunderstandings by seeking opinions from law firms that specialize in legal matters pertaining to water systems and other aspects of our governing structure because we are both a Property Owners Association and a Mutual Water Company. Jerry and I personally paid for many of these expensive clarifications to set our town on a clear path forward.

In the past, it may have seemed that the Bylaws were too complex to understand and follow but Our Bylaws are actually a well written solid document that needs to be followed to insure fairness to all members. If a legal understanding is needed, the Board needs to pursue it despite the cost.

We need to appreciate the time and effort Jerry Stinson gave all these years. Besides giving his time as President these 6 years, he walked the hill to the water tank for more than three years in snow and rain without pay. The money saved from not being paid is almost the equivalent to the monies spent of the new land. I certainly appreciate how much he has supported me these 6 years.

This has been a strong Board due in no small part due to the help, knowledge and energy of our Vice President Gary Mapa and RWS Commissioner Dennis Jamason.

Lastly, the one achievement I am most proud of is that we have secured our Water Rights which will insure our ability to access the world's best water far into the future.... if we continue to file the correct papers yearly.

We are grateful for the new energy taking the reins of running our town. We live in a unique place where anything we dream and works towards, we can realize. Self governing is both a blessing and a weighty curse that falls on each and everyone of us.

We celebrate the dedication of past Board Members such as Peter Fike, the Baldwins, the Grooms, Jerry Stinson, Darin Bue, Jess Bailey, Dennis Jamason and myself, who have year after year after year , (for decades actually!), who repeatedly stepped up and dedicated their time and efforts to the betterment of our beloved community.

We are excited to pass the torch to the new generation and look forward to their leadership.

This ends my report for my tenure as Secretary of the Floriston Property Owners Association

Karen Seelhoff