

**GERLE CREEK SUMMER HOME TRACT ASSOCIATION  
MEETING MINUTES  
JUNE 26, 2004**

The meeting commenced at 12:10 and it was determined that a quorum existed. The Forest Service personnel were not yet in attendance, so we proceeded with the meeting until their arrival.

It was moved/seconded/carried (Shives/Brinsky) to accept the minutes of June 28, 2003 as presented.

Discussion of new tanks for the water system was discussed. It had previously been decided to purchase an additional tank for the system. Some of the problems that have since become known is that we now need a permit to install an additional tank. The cost of the permit and the problem with transporting the tank to the tract and up to the site to be installed are all at the expense of the tract. The Board is checking into all of this. Also, the cost of the tank has gone up to \$5000 since last year.

It was moved/seconded/carried (Holmes/Brad Dillon) that we table the discussion of the new tank until next year.

The Forest Service personnel arrived at 12:30 to begin their presentation. Gary Bilyeu mentioned that Dave Boyer retired and they don't currently have a replacement for him. Lorraine Gerchas will be the lead on the permit process. Gary also mentioned that there is only one entrance in and out of the tract. The new "entrance" located on the lower road has to be eliminated. Anyone caught going in and out of that location and not using the authorized entrance/exit can be cited if caught.

Gary indicated that they are on track with the permits. They should be completed and sent out to the cabin owners by the end of this calendar year. He mentioned that they can't designate a dump site for pine needles because the county requires a permit and people have to be present at the site to go through and check the dump. We were told that on days when burning is permitted, the needles will need to be burned on each individual lot. He told us, however, that the California Department of Forestry has cut off burning for the year; therefore, it would be our responsibility to haul the needles out of the forest.

Discussion was held regarding the shrubbery that was growing out into the roads coming into various areas of the forest. It was mentioned that a gentleman from Eldorado County who is in charge of road maintenance has been notified and he will have someone coming to trim back the growth.

It was mentioned that Lorraine oversees various areas in the forest. She has been kept very busy, but plans to mail the operations plan and permits around Labor Day, possibly before or after. Her priority is getting the permits completed, so she won't be taking calls or walk-in visits. She will be sending out copies of a four page inspection, correction list and operation and maintenance plan. A form will be provided for all cabin owners to return to the Forest Service.

The subject of determining square footage came up. It was mentioned that this issue has yet to be worked out. The Forest Service will get back to Bill Dillon on that issue before the end of the season.

It was also mentioned that the appraisal increases won't be implemented before new permits are issued. The tract needs to compile one list of all hazard trees, square footage discrepancies, etc., and they will deal with it all at once. The need for lot maps was discussed – Lorraine will mail maps for cabin owners to indicate driveways, etc. The Forest Service staff concluded their presentation and left.

The Board discussed a meeting they had with the Forest Service on June 23<sup>rd</sup> and the willingness to cooperate together. When information is available regarding the appraisals, the Forest Service will send letters. When the appraisals are signed and approved, we will have two years to accept these appraisals, or get new ones.

The Board wanted to thank the cabin owners who provided all the cooperation and participation in the 2003 work parties. Had over half of the tract participate. The dates for the 2004 work parties were announced (July 17<sup>th</sup>, August 21<sup>st</sup> and September 11<sup>th</sup>). It was decided that a to-do list would be posted at the gate listing the dates and work to be done. It was also mentioned that these work parties don't require a lot of time from the cabin owners, but the work done benefits the tract as a whole.

Larry Gondola, in Dave Frink's absence, presented the budget for 2004. It was moved/seconded/carried (Goshorn/Kiefer) to approve the budget and assessment as presented.

There were several hazard trees identified throughout the tract, most being on individual cabin lots. It was suggested that everyone get together regarding the trees on the lots and prepare a list of who needed to have trees removed. Once a list of the number of trees needing removal was available, a couple of tree fallers would be asked to provide quotes for removing all the trees.

The subject of proxies was brought up. Those who are unable to attend the meeting and provide a proxy to someone needs to be aware of the fact that unless you specifically mention how you want them to vote, you are allowing the proxy holder to vote as they see fit. So please be sure you are well aware of how they will vote in your behalf.

The speed limit within the tract was brought up. For safety reasons, the speed limit is five miles per hour inside the tract. Please remember that there are often children and pets on the roads going from one place to another and to avoid any accidents, it is important that you adhere to the posted speed limit. It is also important that you don't go off of the designated roads with quads or cycles. You can jeopardize the lease and it affects the tract as a whole. One work party this year will be to block those illegal/unauthorized openings into and out of the tract.

A question came up regarding turning the water off at the end of the year and how that determination is made. It was mentioned that the date the water is to be turned off is determined by weather reports. The Board will make the decision as to when the water is turned off at the end of the season, and when it will be turned on at the beginning of the season. Board members will also monitor the turning on/off of the system. The reason for this is that not all cabin owners know the system well enough to know where everything is that needs to be closed or opened. Also, if someone unfamiliar with the system were to turn it off or on and something went wrong, that individual cabin owner could be held responsible for the cost of any necessary repairs.

For safety reasons, it was mentioned that you should always turn your propane off at the tank when closing for the season. It was also mentioned that the propane company comes in, weather permitting, in May, July and September. The new propane company, Ferrell Gas, will top off all tanks unless notified otherwise.

Nominations for the Board were Brad Dillon, Larry Gondola and Jerry Virtue. It was moved/seconded/carried (Goshorn/Holmes) to close the nominations and reappoint these three members to the Board

Presidential nominations were called for. It was moved/seconded/carried (Gondola/Colson) that Bill remain president.

It was moved/seconded/carried (Goshorn/Brad Dillon) that the meeting be adjourned at 1:45 p.m.

Respectfully submitted,

WAYNE LILE  
Secretary