

**Silver Lake Home Owners Association  
General Meeting - Minutes  
July 3, 2016 @ 3:00 p.m., Amphitheater**

**Call to Order:**

Meeting was called to order at 3:05 p.m. by President Alan Siemer.  
Barb Andrews called the roll with 35 members present and quorum met.

**Review and Approve Agenda:**

Addition of an update presented by the Audit Committee. Agenda approved. (MSCU)  
Thor/Carlsen

**Review and Approve September 6, 2015 SLHOA General Meeting Minutes:**

Barb Andrews read the September General Meeting Minutes. Minutes approved. (MSCU)  
McNany/Thor

**Officers Report:**

**President (Alan Siemer)** – Alan had nothing to report, will make comments under New Business.

**Treasurer (Erik Foraker)** – Erik reviewed the current FY16 Treasurer's Report -

- As of April 30, 2016, the SLHOA has a cash balance of \$9,365 and is back on track with the budget, ending with a \$65 increase.
- 48 of 54 cabin permit holders (89%) have paid their FY16 dues. Erik will coordinate with Kim Andrews to send letters to the non-paying members, advocating more participation.
- Family/Friends Dues – 76 of 65 budgeted have paid.
- The upcoming 2017 fee increase (implemented in late March/early April) has made a difference (\$2,300 estimated increase).
- Permit fee for caretaker cabin gets assessed differently than the homeowners' fee, and is calculated at a higher rate.
- Mark Rayburn's salary is \$11,400/year.

Treasurer's Report approved. (MSCU) E. Moulton/Emmons.

**Committee Reports:**

**Forest and Recreation (Gerrit Wood)** –

- Cabin Fee Act is completed and the Silver Lake fees are set at \$2,150. The average is \$2,205 across the nation. The cabin fee act is complicated.
- The USFS has expanded their definitions regarding cabin transfer fees and encouraged SLHOA members to visit the USFS and/or National Forest

Homeowner's websites for additional information on the cabin transfer fees, as well as the Cabin Fee Act.

- Gerry attended the April 29 and 30, 2016 National Forest Homeowner's (NFH) meeting held in Santa Clara, CA. Both the USFS and the National Homeowner's Association ([www.nationalhomeowners.org](http://www.nationalhomeowners.org)) websites have information regarding Single Asset Trusts.
- Nothing new to report in regard to permits for cabin improvements. Gerry mentioned that the National Park Service website has guidelines and ten standards with buzz words for projects. Homeowners should contact the Silver Lake USFS Permit Administrator regarding specific projects.

**Newsletter/Directory/Trail Repair Days (Barb Andrews)** – Barb will get the next newsletter out in September/October, after Labor Day Holiday. She will also try to arrange for a trail restoration day with Franc Giustino, but the USFS has him pretty busy this summer. She will email the Association with potential dates for a trail restoration day.

#### **Water and Sanitation (Scott Carroll) –**

Water Testing. Since last fall's water sample had high bacteria levels, Scott took a water sample from the lake on June 17. He tested the lake in three areas for basic bacteria levels and is happy to report that the recent test came back with bacteria levels back to "normal." The board is not verifying that the water is safe to drink. These tests are simply informational for homeowners. Scott is improving on methods for collecting the water samples, which may have been a factor in last fall's results, and will continue to collect and submit for testing during the September/October period as opposed to conducting the tests in the Spring.

Outhouses. Mark Rayburn is trying to get Westwood Sanitation out to the lake to clean/pump out the outhouses. He will call them again to inquire about their schedule. Six cabins will cost \$800, and take a half day so be sure to let Mark know if you want to be on the list.

Garbage Collection. Two dumpsters are in place at the entrance to the Caretaker's Cabin. Mark Rayburn has placed signs on each stating that they are for the use of paid SLHOA members only. Dumpster pick-up will be on Tuesdays.

**Nominating Committee and Elections** – Ken reported that both Alan and Scott are up for re-election at this September's SLHOA meeting. Both are willing to continue their terms on the Board. A board member's length service can be for a total of three terms, with each term lasting three years.

**Audit Committee** – Richard and Ken have completed the audit. Erik has done a great job, as well as Kim Andrews in maintaining the mailings and database, which have both been extremely helpful in conducting the audit. Results of the audit and Association approval will be conducted at the September SLHOA meeting. The next audit will be conducted in three years.

## **New Business:**

- 1) Barb Andrews confirmed that today's, July 3, Social location is Cabin 26, at 5:00 p.m. and hosted by Wiley and Kathay Smith.
- 2) Barb Andrews confirmed the next **SLHOA General Meeting will be held Sunday, September 4, 2016 at 3:00 p.m.** at the Amphitheater. Barb asked the Association if someone would host the Labor Day Social marking the year 1916 when the legislation marking Silver Lake as a tract occurred. The Verke's, Cabin 68, agreed to host the Social. The SLHOA will purchase a case of champagne for the September Social and the suggestion of an anniversary flotilla be staged for the weekend. The SLHOA will plan to have the big 100th celebration in 2020, which marks the anniversary date of the first cabin. (Reminder: One of the first cabins at the lake was reportedly built in 1919 on Lot No. 7. In 1920, the second cabin was built on Lot 32 which still exists today, and the third cabin was built in 1926 on Lot 55. The SLHOA will consider 1920 as the official 100<sup>th</sup> Anniversary for the SLHOA.)
- 3) **Department of Fish & Wildlife** – Alan reported that the US DFWS will be stocking Silver Lake today, July 3, 2016. They are also scheduled to stock Almanor and Caribou lakes today.
- 4) **Staub & Sons Propane** – Alan reported that Staub will be at the Lake on Wednesday, July 6, 2016. If tanks are at 50%, Mark will have Staub top them off. Please let Mark know if you do not want your tank topped off.
- 5) **Road Construction at A-21** – Alan reported that the County is widening the A-21 Road at the turn at the north side of the entrance to the Silver Lake Road. Evidently, the turn is sharp and poses a hazard to trucks and autos. The decision was made following a fatal accident at the turn five years ago.
- 6) **Caretaker** – Alan reported that Mark presented each Board Member with a copy of his resignation letter at today's board meeting, and explained that he will be retiring at the end of this 2016 Season. Mark will assist the Board in the hiring and recommendations for new Caretaker candidates, as well as help train the next Caretaker. Alan will be collaborating with Mark in this process and work on a Caretaker selection committee. Mark is also willing to help out some longtime homeowners via private schedule. The Board acknowledged his great service, and the Association will be able to acknowledge it again at the September Social. The Association will be providing Mark and Sandra with a gift certificate to a B&B on the California coast as a retirement gift (2017 marks 25 years at Silver Lake). He'll be sorely missed.
  - a. Noted that the Caretaker's average season runs from Memorial Day through late October/mid-November.
  - b. Mark is committed to completing all projects currently in progress.

## **Announcements:**

**USFS Cabin Inspections** – Alan reported that the USFS has not yet conducted their cabin inspections. They are currently short staffed, and there is a transition between the District

Resource/Recreation Officer, Megan Mallowney, transferring to Reno, Nevada, and Stacy Kronner, a previous Fire Prevention Officer who visited the Lake with Megan in July 2015, who will take her place as Resource/Recreation Officer.

- The Lassen County Sherriff's Department is currently patrolling the lake area in regard to some stolen kayaks. Evidently, there was a dark sedan spotted and thought to have been the scouting vehicle.
- Verke is still on the lookout for a Sunfish for sale.
- For sale (owner's not documented) – 2 Coleman lanterns, a 9.5' rowboat, and a free gas bbq.
- Paula Wurlitzer passed away in March, and Margaret Brodie passed in October of 2015.
- Martha Davis heard of a "hazard tree removal" project and that homeowners are to contact their permit administrator to request the removal of any hazardous trees.

**Adjournment** – Meeting was adjourned at 3:55 p.m. (MSCU) Wood/Jenness