NOTICE OF THE MEETING OF THE BOARD OF DIRECTORS OF THE
LAKE CALIFORNIA PROPERTY OWNER’S ASSOCIATION

THE NEXT BOARD OF DIRECTORS MEETING OF THE
LAKE CALIFORNIA PROPERTY OWNER’S ASSOCIATION HAS
BEEN SCHEDULED TO BE HELD ON TUESDAY, February 18, 2020
AT
THE LAKE CLUB
AT 7:00 P.M.

NOTE: No audio or videotaping is allowed by attendees. As provided for in the “Open Meeting Act,” members may observe the meeting, but do not have the right to participate in the Board’s deliberations or votes. Members may address issues as they come before the Board or address issues not on the agenda during the open forum portion of the meeting, provided they have filled out a comment card at the meeting. Only members in good standing are free to speak about issues. Speakers must observe rules of decorum and not engage in derogatory remarks, obscene gestures, personal attacks, shouting or other disruptive behavior. Each speaker will have three minutes to speak. If they are in the middle of a sentence when time is called, they may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others. If at any time during the meeting an attendee becomes disruptive, he or she may be expelled from the meeting.

EXECUTIVE SESSION
5:00 PM

OPEN SESSION
7:00 PM

AGENDA
February 18, 2020

A. CALL TO ORDER / DETERMINATION OF QUORUM

B. INVOCATION – Jim Laxson

C. PLEDGE OF ALLEGIANCE

D. AGENDA APPROVAL

E. APPROVAL OF THE MINUTES AS PRESENTED
   - January 21, 2019

F. PRESENTATION / CLUB ANNOUNCEMENTS
   - Rio Alto Water District – Martha Slack

G. BOARD ANNOUNCEMENTS
   - President – Dan De Arman
   - Lake California Road Update – Sharon Crawford
   - Pre-Community Emergency Response Team (CERT) – Sharon Crawford
H. FINANCIAL REPORT - CFO

I. MANAGEMENT REPORTS – GM

- Violation log
- Small Claim Summary

J. COMMITTEE REPORTS

1. Architectural:
2. Airport: Gene Evans

K. OTHER REPORTS

1. Lake California Volunteer Fire Department: Chris Wikeen

L. CONSENT AGENDA

M. OLD BUSINESS

N. NEW BUSINESS

1. Motion to approve the Browning Reserve Study for 2020/2021 showing the yearly contribution to be $725,902.  
   Motion by Director Betts

2. Motion to approve the LCPOA Budget for 2020/2021 as recommended by the Budget Committee.  
   Motion by Director Betts

3. Motion to approve the 2020/2021 contract for Lake Treatment to Waterworks Industries, LLC in the amount of $48,250.00 (same as past two years). Funding source to come from the Operating Account.  
   Motion by Director DeArman

4. Motion to approve the 2020/2021 North State Security contract effective July 1, 2020. Funding source to come from the Operating Account.  
   Motion by Director Fenwick

5. Motion to approve the 2020/2021 PEO contract with Teamwork HR to provide HR support to Management & Staff, Workers Comp Coverage along with other benefits effective 4/1/20. Funding source to come from the Operating Account.  
   Motion by Director DeArman

6. Motion to replace the word “horse” with “equine” for consistency in all Equestrian Center documents.  
   Motion by Director Fenwick
7. Motion to place the funding of the fireworks display on the Lake California 2020 ballot. This ballot question would remove the restriction that disallows the fireworks from being included in the annual budget.  

Motion by Director Crawford.

8. Motion to add the following wording to the Lake California Architectural Committee Rules for Architectural Standards for Aircraft Hangers:

14. Lake California Airpark is a Special-Use Airport operated under permit from the State of California. The permit is issued subject to various structure height and distance restrictions relative to the runway, taxiways and taxi lanes. A graphic representation is provided at Section 24.1. Any request for variance of a height or siting requirement of a house or hangar within the Transitional Surface Area or other restricted use area of Lake California Airpark must first be coordinated with the California Department of Transportation, Division of Aeronautics.

The LC POA will not request a variance on behalf of a property owner. The property owner must request the variance and provide all maps, property elevations and proposed structure heights and location on the property to the Division of Aeronautics, as well as any other information the Division might require. It is recommended that the property owner keep the Airport Committee apprised of the variance request status. An approval of the proposed plan by the Division of Aeronautics does not constitute approval by the Airport Committee, the Architectural Committee or the Lake California Board of Directors. If granted by the Division of Aeronautics, the variance must go through the established POA variance process, beginning with the Airport Committee.  

Motion by Director DeArman

9. Motion to add an informational item to the 2020 Lake California POA election ballot. The purpose of the vote is to canvass community support or opposition to the application made by Leviathan/James DeMarco to rezone assessor’s parcel number 009-070-057 to Commercial use (C-2). The results would be provided to the Tehama County Planning Department and Tehama County Board of Supervisors to inform their decision on rezoning assessor’s parcel number 009-070-057 to Commercial use (C-2). 

Motion by Director Crawford

10. Motion to approve Simmons and Associates for the LCPOA audit and preparation of tax returns for the year ending June 30, 2020 in the amount of $10,700. Funding source to come from the Operating Account. 

Motion by Director Betts

11. Motion to recommend approval of lot combination request for Gail Davis (this is a new construction; landscape plans will be provided at a later date). Lots to be combined are 19750 Brokeoff Mountain (Track 1004-087) and 19754 Brokeoff Mountain (Track 1004-088). 

Motion by Director DeArman

12. Motion to recommend approval of lot combination request for Richard Freeman. Lots to be combined are 19846 Buckhorn Place (Track 1018-111) and 19842 Buckhorn Place (Track 1018-112). (the land survey is in process and we should receive next week for AC final sign off & landscape plans will be provided at a later date) 

Motion by Director DeArman

13. Motion to recommend approval of lot combination request for Craig & Kathleen Weaver. Lots to be combined are 19505 Stingtown Place (Track 1001-174) and 19507 Stingtown Place (Track 1001-175). (The land survey is in process and we should receive next week for AC final sign off) 

Motion by Director DeArman
O. OPEN FORUM

P. TIME AND PLACE OF NEXT MEETING(s):

- 7:00 p.m. March 17, 2020

Q. MEETING ADJOURNED