

Willow Springs Homeowners Association (WSHOA) Board of Directors Meeting, March 25th, 2021 – 6:30PM

Join Zoom Meeting

<https://us02web.zoom.us/j/82020279614?pwd=UUIBMTZINTY3ZGg5R2hodVZzYXlkdz09>

Meeting ID: 820 2027 9614 Passcode: B3cGEQ

Dial by your location

669 900 6833 US (San Jose)

Meeting ID: 839 1630 5607 Passcode: 946132

Attendees:

Dave Titchenal, President

Sylvia Watterson, Secretary

Dave Perry, board member

Sarah Garcia, Treasurer

Fran Johnson, board member

Absent:

Scott Skatell, Vice President

Darleen Titchenal, Office Manager

Ron Sanders, Maintenance Supervisor

Visitors:

Connie Garcia

Anne

Diane Martarano

1. Meeting called to order at 6:34 PM.

2. Visitors Concerns and Comments: The comments that follow are from Ryan Campbell, District 2 supervisor.

Twain Harte & Tuolumne library branches will be opening soon with restrictions in place. Book Mobile is the next step when staffing at branches is complete. The libraries were closed first due to budget constraints and then due to the pandemic.

Wednesday, March 31<sup>st</sup>, Ryan will be hosting a townhall meeting discussing the Serial Fuels Reduction Project. This first 2300-acre project, in partnership with the USFS, is in the northern section of the county. This area, South Fork of the Stanislaus [river] and Cedar Ridge, including Middle Camp Rd. down to Longeway Rd., is directly surrounding neighborhoods and is part of federally and state funded fuels reduction projects being administered by the county.

Ryan is the front person on the Board of Supervisors (BOS) working on an issue concerning recent rules adopted by the [California] Board of Forestry [and Fire Protection]. He considers some of the state-wide guidelines for fire safety too broad. On Monday, the [California] Board of Forestry [and Fire Protection] voted for numerous changes in state guidelines for residential and commercial development in high [fire] hazard zones, which includes most of Tuolumne County. According to Ryan, these strict guidelines would result in a de facto moratorium on development in all foothill counties. The BOS is working with representatives of the Rural County Representatives of California (RCRC) and Los Angeles county to push back against some of these new regulations. Ryan believes that Tuolumne County has been pro-active in

developing fire safe guidelines in fact, better than at the state level. He is worried about these regulations for several reasons; we have a problem with available housing, and we are an economically disadvantaged county. If we want to have increased commercial activity, industrial growth, and use of natural resources, we will need development of properties that are zoned for these purposes.

All permits for the project south of Willow Springs have been pulled from consideration.

The Tuolumne County (TC) Juvenile Center has MOUs with Calavera, Amador, Alpine, Inyo, and Mariposa Counties. This means TC will receive funds whether the facility is used by any of these counties.

Road repair petitions from WS were presented to the BOS at the end of January. Previously most of the road budget went to major collector roads that are important for fire exits. In the next budget, Ryan will purpose that at least 10% will go to community roads, such as those in Willow Springs.

3. Motion to approve February made by motion Sarah, Dave T. second, motion carried.

4. Office Manager Report – Darleen Titchenal was unavailable, but Dave T. reported several accounts brought up to date.

5. Treasurer Report – Sarah Garcia. Review of report not able to be done at this time. Budget numbers are available to members starting with January.

6. Maintenance Manger Report – Ron Sanders. Ron has recently been sick with not much done.

7. Communications report (social media, web, newsletter) David Titchenal. New email newsletter will come out in April. \$25.00/quarter is collected when both paper and electronic newsletters are used for advertising.

8. Board Members Report (Directors may speak on issue of concern): No Report

9. President's Report – David Titchenal

(a) Wildlife in abundance. Bear, Lion, and otters reported

(b) Lumber dolly finished, presentation this Sunday at 2:00 PM. A sign will be added stating to keep off the equipment.

(c) Tennis court rental denied

10. Open Business

(a) Firewise will require community meetings sometime in the future. A Firewise certificate will qualify for a 10% discount on homeowners' insurance.

(b) TUD Water disconnect approved at a cost of \$320.00. The plan is to pipe water from the club house to an area near the basketball and tennis courts and install a drinking fountain.

(c) Piping water from the weir to the pump, initial assessment. Dave T. spoke to a couple of plumbing supply companies for cost of material to pipe the water. Other considerations may limit the amount of piping installed. Negotiations for delinquent dues on several parcels owned by TUD are pending.

(d) The new company caring for the lakes April through October, will provide inspections, weed treatment, trash pickup, and reports twice a month. Discussion followed on further improvements at the lower lake.

(e) No vote was taken on aeration system on lower lake. Dave T. will ask a homeowner in the area if WSHOA could reimburse them for monthly use of electricity for aeration system.

#### 11. New Business

(a) General agreement to continue with hybrid meetings in the future.

(b) Austin Souza to present the lumber cart to the WSHOA on Sunday the 28th at 2pm. Please attend (addressed in president's report).

(c) The two bids submitted for clubhouse roof replacement were very close in cost. A motion made by Sara and seconded by Fran to accept bid for putting on new roof from the company who can complete it soonest, motion carried.

(d) Pickle ball and other sports (horseshoe tournaments, Corn hole, etc). Dave T. will follow up on establishing Pickle Ball area. Discussion will continue at the next meeting. Ron will get horseshoes and shuffleboard equipment out of storage.

12. Meeting adjourned at 7:45 PM.

Respectfully submitted by Sylvia Watterson, Secretary WSHOA