

Silvertip Springs Association, Inc.
Annual Meeting Minutes
July 15, 2017, 1:00PM- Association A-Frame

The meeting was called to order by Paulette Scott at 1:00PM.

1. Welcome and Introduction of Current Board Members and Officers

Board members Paulette Scott, Joe Benatar, Mary Hardy, and Mark Tennigkeit were present.

2. Self-Introduction of Members and Updating of Membership Directory

Association members present introduced themselves and it was determined that there was a quorum present and the meeting could be held. All members were asked to verify their current contact information on the roster.

3. Election of Board Members

- **Announce the Results of the Election**—the ballots were counted and Paulette Scott announced that she and Tracy Bishop were elected to serve on the board.
- **Request Two Volunteers to Become Election Committee Members for 2018**—Lora Inglerock volunteered to serve as Election Chair for the Nomination Committee and Kristen Webster volunteered to assist Lora.

4. Approval of Minutes from the 2016 Annual Meeting

A motion was made to approve the minutes with no revisions by Joe Benatar and seconded by Joel Neves.

5. Financial Report

The Financial Report from Sandra Carlos Accountancy Corporation and the Annual Report for 2016/2017 and Proposed FY 2017/2018 Budget report were reviewed. The association received \$15,000 from dues and the Financial Report showed that \$18,577.77 was spent for total expenses. \$2,000 was put into a legal fund for FY 2016/2017. Expenses for 2017/2018 are anticipated to be \$16,059. Steve DeValentine made a motion to approve the Financial Report and Steve Scott seconded the motion. The motion was approved.

6. Common Area Usage (Parking Lot and Lower Lot)

- Members were reminded that they are responsible for guests that stay in common areas. It was suggested that the member leave a note on the A-frame as to who the guests are and who they are with. Guests need to stay in the clear area, not in the trees.
- Joel Neves suggested putting the posts back in the ground that were removed by Eager Beaver Tree Service during the common area clean-up several years ago.

7. Old Business

- **Water System Report-** Mark Tennigkeit- Mark obtains quarterly water samples and takes them to a lab in Chico for testing. All of our water samples have passed and our water quality is good. Mark will continue taking water samples but Joel suggested someone else should learn the process. Steve Scott mentioned that he knew how to do it as he had been responsible for taking water samples for many years in the past..
- **Security - Camp Host/Burglary-** Sean Dineen, Gary Hembree, and Steve Scott put in a trailer pad and septic next to the A-frame. All members need to actively look for someone willing to live there (in their own trailer) from early spring to late fall to act as a deterrent to burglars.

- Gary Hembree has contacted PG&E about restoring power to the A-frame. PG&E reported that we previously had power but the transformer is now gone. Steve Scott made a motion to spend up to \$5,000 to get power to the A-frame. Steve DeValentine seconded the motion and there was no opposition.

8. Operating Rules and Committee Reports

○ 2017/2018 Assessment – Paulette Scott

Based on our proposed budget, the assessment will remain at \$300 per lot.

○ Architectural Review Committee Report – Steve Scott

Steve reported that only one ARC was received from the Webster's for their deck. Requirements for submitting an application include improvements such as changes to the structure, sheds, driveways, decks, change of paint color, and are further defined in the CC&Rs.

○ Webmaster Report – Paulette Scott

Paulette reported that Silvertip has a website and members can access it at www.silvertipspringsassociation.com. The cost of this is \$6.99 a month. Members can download Silvertip's By-laws, CC&Rs and ARC applications from the website as well as Board member and meeting information. Silvertip Springs also has a Facebook account.

○ Snowmobile Grooming Report – Tammy Tennigkeit

Tammy reported she hasn't spent any money on grooming over the past four years, but concerns were raised that grooming should have been done this past winter. Tracy Bishop volunteered to speak to the snowmobile club about the lack of grooming.

9. New Business

No new business

10. Announcements

- Steve Scott asked if members get broken into, or see anything out of the ordinary, to please spread the word. You may contact Paulette Scott who can send an email to members or you can also hit "reply all" to association emails to contact members yourself.
- A bear got into the Cummings' basement. There are lots of bears right now because bear hunting is outlawed in California and the bears are looking for food. Members can find bear tips on Silvertip's website.
- There were safety concerns brought up about members and children riding Razors and ATV's too fast and illegally on the streets and on Soper-Wheeler property. Members were reminded that Soper-Wheeler property is private.
- There were also concerns brought up about boats, trailers and extra vehicles obstructing the streets within the development. Members were reminded that you should park your boats, trailers and vehicles on your own property. If you cannot park your vehicles on your own property you should park at the common area.
- Paulette offered to put information on the website that members would like others to be informed about.

11. Adjournment

Paulette thanked Tammy and Mark Tennigkeit for the excellent barbeque, as well as everyone else for coming. She thanked Sean, Gary, and Steve for the improvements to the common area. Joe thanked Paulette for running the meeting. Steve Scott made a motion to adjourn (and no one opposed ☺); the meeting was adjourned at approximately 2:30PM.

Submitted by Mary Hardy