

Meeting Minutes February 23, 2002

Nelson Residence

Board Members Present: Mill Maruna, Dan Imhoff, Doug and Judy Nelson

Others: Steve Williams, Randy Schott

Actions Taken:

Mill Maruna made a motion to have Steve Williams join the Board of Directors. Dan Imhoff seconded. All present voted in favor.

Doug Nelson made a motion to allow Nancy Gassoway, acting accountant, to have check co-signing power with at least one other Board Member. Bill Maruna seconded. All present voted in favor.

Diane Paget announced her intention to resign from the Board. Bill Maruna made a motion to authorize Randy Schott to become a Board Member pending a resignation letter from Diane. Steve Williams seconded. All present voted in favor.

After a prolonged discussion, the Board agreed to assess all Upper Road members an additional \$500 to pay for the completion of the Mill Creek crossing due to increased weight and width requirements from land owners and county agencies. No checks will be cashed until all necessary permits are obtained. Steve Williams agreed to take over the position of liaison between Humbolt Bay and the NRRRA. Dan Imhoff agreed to write the letter to go out to homeowners.

The Board approved Dan Imhoff working with Dean Titus on the rock and grade plan for the Lower Road for Spring 2002.

Nash Ranch Road Association
Minutes

April 29, 2002

Location: Steve and Jody Williams' house

Present: Doug Nelson, Steve Williams, Dan Imhoff,
Bill Maruna, Randy Schott

Actions:

1. Steve Williams read a financial report regarding the success of the Bridge assessment. At least half the members still had not paid. Bill Maruna stated that he had been previously promised a reimbursement of his dues by \$250 in return for the hand carved Nash Mill Road sign at the entrance to the ranch. Steve Williams made a motion that Bill's account be retroactively credited for \$250 in return for the work. Doug Williams seconded. The motion was passed.

2. With regard to the upcoming settlement hearing in the Battinich/Sinardi lawsuit, the Board agreed that we would have to defer to the insurance company in the settlement of this matter.

3. The Board authorized Steve Williams to continue working with existing parties toward the construction of an 18-foot wide bridge using the existing pilings with a heavier gauge deck. Steve was set to work toward securing proper Errors and Omissions insurance policies from the project engineer, and was seeking alternate bids for the construction of the bridge.

Discussions

1. Dan Imhoff reported on the \$3,000 agreement with Dean Titus to perform spring grading and rocking on the Lower Road. Upper Road grading and rocking has been suspended pending the completion of the bridge and the completion of Fish and Game grant touch-ups.

Nash Ranch Road Association
Minutes

May 11, 2002

Location: Steve and Jody Williams' house

Present: Doug Nelson, Steve Williams, Dan Imhoff,
Randy Schott

Actions

1. Dan Imhoff made a motion that Steve Williams be elected chairman of the Association Board. Doug Nelson seconded. The motion unanimously passed.
2. Steve Williams asked Dan Imhoff to record minutes. Dan agreed.
3. The bridge had been installed on top of the existing footings, however, with the added width, the existing approaches are now in need of re-engineering. The Board authorized Steve Williams to continue working with engineer Marvin Chapman on those approaches, however, payment for his services will be withheld, pending proof of insurance certification covering his work on the bridge. Daniels Steel of Ukiah offered to perform additional welding of new approaches at cost or below. The timeframe for the completion of the bridge footings will be in September, and coincide with the rest of the work under the Fish and Game grant. Dan Imhoff recommended that we review the property line survey so as not to violate our easement in widening those approaches

Discussions

1. The Battinich/Spinardi lawsuit apparently settled, with the insurance company of the Association paying \$10,000 to plaintiffs.

Minutes of 8th Annual Nash Ranch Road Association meeting
Held at John and Mimi Wild's on August 17, 2002

Meeting called to order at 2:30. We began with introductions of all attendees and then set an agenda for the meeting, to include a presentation by members of the Clow Ridge Road Assoc., financial report, nominations for new members of the board of directors, liability insurance, bridge update, grant update, rock and noxious weeds.

1. A proposal was made by Paul Mauer of the Clow Ridge Road Association to establish a separate committee to administer the first 1.5 miles of Nash Mill Road, which we share with the Clow Ridge group. There were questions raised regarding extra expense of a separate liability insurance policy, and it was decided to form a fact-finding committee of 2 people from each association to investigate possibilities. Loren Amlang, resident of Clow Ridge, encouraged us to invite all members of CRRA to our annual meeting and to send their board of directors copies of our financial reports.
2. Financial Report: We had a balance of \$ 28,762.80 and receivables totaling \$ 6,465.65 as of July 31.
3. Nomination of new board members: Dan Imhoff's 3-year term is up and Doug Nelson is resigning. There are 2 years of his term remaining. We thank them both for their time and service. Current board members are Randy Schott, with 2 years remaining, Steve Williams and Bill Maruna each with 1 year remaining to their terms. Tom Spinardi, Steve Bramble, Cindy Holmes and Evelyn Ashton were nominated, and Tom, Steve and Evelyn agreed to run.
4. Liability insurance: Currently, we are spending \$ 2,400.00 per year, which does not include Errors & Omissions. E&O could run an additional \$ 3,000.00 annually. Right now, our insurance has a \$ 500.00 deductible. It was suggested we could raise the deductible amount and reduce the premium. It was also suggested we might avoid the expense of E&O if we required all contractors who work on the road to carry their own E&O insurance.
5. New pilings have been put in place to accommodate the wider bridge, the new welds will require a new inspection and we are asking for bids to chip seal the bridge deck. The Dept. of Fish & Game has targeted the 3rd week in September to fill in approaches, remove culverts and the old passage-this final work to be done during the time of lowest water levels. Steve then ran through rough estimates of the monies we have in the new bridge:

County permit	\$ 1,850.00
Engineering est.	9,000.00
14' approach & cap	14,262.00
metal bridge	33,642.00
new approach est.	8,700.00
chip seal est.	1,500.00
welding inspection est.	750.00
completed bridge est.	<u>\$69,704.00</u>

6. There are three things yet to do under the grant: removal of the old culvert bridge, some touch up on Little Mill Creek, and a tiny bit of work on the way to the Kobler & Seekins properties.
7. Noxious weeds: Steve Williams noted encroaching Scotch Broom, California greasewood and tansy. The broom and greasewood are rampant spreaders, and the tansy is poisonous to livestock.

New Business: Dan Sicular made a motion that the board approach the people who had demanded the wider bridge and request they pay the difference in cost from the original, narrower bridge. This was not seconded, so no vote was taken. Fred Bonanno requested that some grading be done on parts of the 1.5 miles at the end of Nash Mill Road. This will be itemized for the board. Bob Battenich offered to do the grading. Someone inquired about the lawsuit settlement with Bob Battenich and Tom Spinardi. Bob stated that a settlement had been reached with our insurance company, but it was not enough to put his portion of Big Meadow Road back to pre-rolling dip condition. Fred Bonanno suggested the board might consider use of a commercial brush cutter to manicure the road edge where trees have begun encroaching.

The business portion of the meeting was adjourned at 3:37. Thanks again to Mimi and John Wild for hosting this annual get-together.

Nash Mill Road Association
Board of Director Meeting
August 9, 2003

The annual meeting of the Nash Mill Road Association was held on August 9, 2003 at 2:35 p.m. at Steve Williams' home. Steve Williams, Colleen Kobler were elected to the Board of Directors. The other current directors are Randy Schock, Evelyn Ashton and Steve Bramble. Steve Bramble was absent from the meeting.

Upon motion made and seconded the minutes of the July 12, 2003 meeting were approved as read.

The treasurers report indicated that there is approximately \$3,000 remaining in the bank.

Paul Meilleur attended as a Clow Ridge representative and as a member of the joint lower road subcommittee. A revised set of books and accounting will be set up for the lower road.

Steve Williams reported that the bridge had been paid for and signed off by the County. A welding certificate has been issued.

There was a general discussion about using Dust Off lignite on the lower road. It is considered to be non-toxic. Someone on Clow Ridge logged and Anderson Logging put Dust Off on the lower road in the first week of August. There was also a discussion about Chip Sealing the road. The board will get some estimates and report back next year.

Some repairs have been made to the road and some culverts have been installed this past year. Culverts were installed on the lower road by the vineyard, on Upper Big Meadow Road and on Upper Nash Mill Road near Chemise Road. For the fall another culver will be installed on Nash Mill Road near Stump Hollow and on Big Meadow Road. Two speed bumps and signs have been installed at the Beaman property.

There is a need for more culverts and Patti Madigan will apply for possible grants.

There was a general discussion about collecting additional fees from property owner who own more than one parcel. The board will review this issue and make a recommendation.

There was a discussion about collecting interest on unpaid dues. Upon motion by Bill Maruna and seconded it was unanimously decided to assess 10% after one year and 20% after two years of delinquency, and a lien filed on the property after the 3rd year. After \$150.00 is owed a lien can be filed.

Nash Mill Road Association Directors Meeting
August 9, 2003

Bob Battinich stated that there is a slide on his property and he has attributed it to rolling dips. Spinardi and Battinich will do the work to install a culvert in September. They will do the work in two weeks. Big Meadow road may be closed for two days.

There was also a discussion about putting rock on the road before the annual fees are collected. This was a discussion item only

Upon motion duly made and seconded the meeting was adjourned at 3:24 p.m.

Respectfully submitted,

Steven K. Bramble

Nash Mill Road Association
Board of Director Meeting
July 12, 2003

A meeting of the Nash Mill Road Association Board of Directors was held on July 12, 2003 at 10:15 am. Directors Evelyn Ashton, Steve Williams, Randy Schock and Steve Bramble were present. Director Bill Maruna was absent.

The board discussed the current signers on the bank account. They are Nancy Meyer, Doug Nelson and Bill Maruna. It was determined that new signers are needed. This decision will be made after the August meeting and new directors have been elected.

The annual meeting is scheduled for August 9, 2003. Notices will be mailed on Monday, July 14, 2003. The meeting will be held at the Williams house at 2:00 p.m.

It was noted that Bill Maruna and Steve Williams terms as directors ends this year. The following nomination of directors was made at the meeting.

Steve Williams nominated Bill Maruna and Evelyn Ashton seconded the nomination.

Steve Bramble nominated Steve Williams and Evelyn Ashton seconded the nomination.

Steve Bramble nominated Norm Kobler and Randy Schock seconded the nomination.

Steve Bramble nominated Coleen Kobler and Randy Schock seconded the nomination.

Steve Williams nominated Andy Rudovsky and Steve Bramble seconded the nomination.

The board discussed applying dust off to 1500 feet of the road. It can be applied for 4 years and skipped the 5th year. The board also discussed chip-sealing part of the lower road. There is a need for three culverts installed on the lower road. This will be brought up at the annual meeting in August for a general discussion. Steve Williams will get some bids for the road work.

The board reviewed the list of those property owners who have not paid all of their dues. Since the January meeting more than \$1,000 in past due dues has been collected. The outstanding past due dues balance is approximately \$4,100. The board also reviewed the bank balances. There are funds for fall grading and some additional work. The board discussed places on the upper road where culverts may be needed. Mr's Spinardi and Batinich asked if the road association would pay for two culverts and they would pay the cost of instillation. Upon motion by Director Williams, seconded by Director Schock it was unanimously agreed to provide the culverts for this road work. If

Nash Mill Road Association Directors Meeting
July 12, 2003

there are any additional funds it was decided to put a culvert in the regarded portion of the road at stump hollow.

The board reviewed the bill from Dean Titus. Upon Motion by Director Ashton, seconded by Director Bramble it was unanimously decided to pay the Titus bill.

Upon motion duly made and seconded the meeting was adjourned at 11:45 a.m.

Respectfully submitted,

Steven K. Bramble

Nash Mill Road Association
Board of Director Meeting
January 10, 2003

A meeting of the Nash Mill Road Association Board of Directors was held on January 10, 2003 at 10:00 am. Directors Steve Williams, Randy Schock and Steve Bramble were present. Directors Evelyn Ashton and Bill Maruna were absent.

The board discussed the removal of the tank cars that are on the side of the road by the new bridge. Randy will be doing research for how to get the tanks removed. The bridge approaches will be re-rocked in the spring. Steve Williams has done a little rock work to reduce the gap until the spring work is completed.

All of the annual road assessments have been mailed. The board reviewed the list of outstanding assessments for both the regular annual fees and the special assessment for the bridge. Owners who are behind in paying their assessments will be contacted to attempt to collect the amounts due.

The bank account was discussed and it was decided that two signatures will continue to be required on the signature card. The new signers will be Nancy Meyer, Randy Schock and Steve Williams.

The position of Chairman was discussed and a post card will be sent to each director to vote for the position of Chairman.

Steve Williams stated that he is trying to finalize the bridge. The bridge has past its final inspection. Columbia Research and Testing is a licensed welding company and they need to issue their report on the bridge's welds.

If any owners want rock on their roads in addition what maintenance will cover please let the board know and they can coordinate the work and get the best price.

The board authorized pothole repair from 128 to just past the bridge. The dirt from the slide at horseshoe turn will be removed and saved for roadwork on the curve just past the slide. A load of rock will be put on the road at Stump Hollow.

The board discussed general liability insurance and director's and officer's liability insurance. The general liability insurance is expected to cost about \$2,500 and the D and O insurance is expected to cost \$2,500. It was decided to ask the broker for additional quotes based on higher deductibles and a range of coverages.

At the end of February the board will drive the roads and determine what spring work will need to be done.

Nash Mill Road Association Directors Meeting
January 10, 2003

The board reviewed outstanding bills. The Daniel Steele bill will not be paid until the bridge is signed off. Dean Titus submitted a bill for \$1,200. It was for 10 hours of work on the lower road and 6 hours of work on the road from Clow Ridge to the forks. The board approved payment of this bill. The board also reviewed a bill for \$472.50 from Anderson Valley Viticultural for time spent removing the old bridge wings and installing the new wings. It was noted that there were not any charges for Steve Williams' time in the bill. The board approved the bill.

The board discussed the formation of a lower road committee with the Clow Ridge Road Association. It was decided to have two Nash Mill Road Association directors, two Clow Ridge Road Association directors and one representative from the lower road be committee members. Steve Williams will discuss this with Paul Meilleur from the Clow Ridge Road Association.

The meeting adjourned at 12:00 p.m.

Respectfully submitted,

Steven K. Bramble

NASH RANCH ROAD ASSOCIATION BOARD MEETING
10:15 am November 15, 2003

Meeting opened. Database to be worked up. Motion by Steve Williams and seconded by Randy: Every property owner will pay road dues as described by the Road Association by-laws. Motion approved.

New signature cards to be signed. Letter from bank signed as requested.

Bank statement discussed.

Past due fees: Dave Beahm, a warning letter for 3 years past due, road fees must be paid or Road Committee will take him to small claims court.

Clow Ridge group (financial) Kittel will write a letter to past due owners. Steve will phone Treasurer Kittel. Other owners past due: Prather—Randy will contact him. Cronauer, Marunas: send notice. Nancy to write a letter to Cronauer. Year starts with Jan 2003 billing and interest will begin at end of 1st year so the 2nd of Jan 05 the interest will be due. (1st year: 10%, 2nd year 20%) Because of statute of limitations when 2nd year letter is sent, owners will be informed that in 90 days a small claims will be filed.

Motion by Randy, 2nd by Colleen, to change the 2nd year interest rate on unpaid dues from 20% to 15%. *PASSED UNANIMOUSLY.*

Past due letters will go out with billing.

Motion by Steve, 2nd by Randy: Owners of multiple parcels will pay per each additional parcel the minimum base fee based on established billing rated. Passed unanimously.

Motion by Steve, 2nd by Collee: Board will meet with owners of multiple parcels who wish to exempt a parcel from the fee and decide and discuss on a case by case basis if they are exempt from the fee. Examples: insufficient size, unbuildable, no logging, land trusts. Passed unanimously.

DATABASE

Complete database will be available to board and accountatnt. General members may have name and telephone number if acceptable to individuals.

Database to consist of

Name

APN and address of property

Status of each parcel regarding road fees

Contact address

Contact phone number

Name of Road Location

Mileage

Road section: lower, upper

Steve Bramble will work on this. Evelyn Ashton will go to county for APN after first of year.

Discussion:

Logging—fees to collect. Site for posting of logging plans. Currently on utility pole, need a better spot. Three maps distributed to Colleen, Steve and Randy. Meeting adjourned at 11:45 am.

Submitted by Acting Secretary

Evelyn Ashton

A handwritten signature in cursive script that reads "Evelyn Ashton". The signature is written in dark ink and is positioned below the typed name.

Nash Mill Road Association
Board of Director Meeting
January 10, 2004

A meeting of the Nash Mill Road Association was held on January 10, 2004 at 10:00 a.m. at Steve Williams' home. Directors in attendance were Evelyn Ashton, Steve Bramble, Colleen Kobler, Randy Schock and Steve Williams.

The directors spend the majority of the meeting reviewing the map of the road network and the properties that are served by the road. Dureing the review it was discovered that there were several properties missing from the assessment register. Steve Williams will meet with the Clow Ridge board to clarify what properties are served by Clow Ridge and get the names and address of properties that are missing form the Nash Mill Road association records. The board discussed an additional billing category that was approved at the annual meeting. This is an assessment for parcels that are owned by the same person in addition to their primary parcel.

Upon motion by Steve Williams, seconded by Evelyn Ashton it was unanimously

RESOLVED, That an additional billing category be established for properties owned by a single owner in addition to their primary property.

Upon motion by Steve Bramble, seconded by Randy Schock it was unanimously

RESOLVED, That a fee of \$1.00 per acre for each additional parcel be assessed on owners of Lower Road property and Clow Ridge property and a fee of \$2.00 per acre for each additional parcel be assessed on owners of Upper Road property.

The board discussed the fact that there was a two years statue of limitations on collecting past due road dues. In addition there was a discussion of charging interest on unpaid dues balances.

Upon motion by Steve Bramble, seconded by Randy Schock it was unanimously

RESOLVED, That interest of 12% per annum would be charged after the dues were 90 days past due and that interest of 18% be charged after the first year. In addition, a judgment would be obtained for the past due dues before two years have passed.

The billing for the additional parcels will be made later this year after the property owners are notified of the change with this years billing statements.

Upon motion by Randy Schock, seconded by Steve Williams it was unanimously

Nash Mill Road Association Directors Meeting
February 21, 2004

Upon motion duly made and seconded the meeting was adjourned at 12:25 p.m.

Respectfully submitted,

Steven K. Bramble

Nash Mill Road Association
Board of Director Meeting
June 12, 2004

A meeting of the Nash Mill Road Association Board of Directors was held on June 12, 2004 at 10:15 am at Steve Williams home. Directors Evelyn Ashton, Steve Williams, Randy Schock and Colleen Kobler were present. Director Steve Bramble was absent.

Upon motion by Steve Williams, seconded by Evelyn Ashton, it was unanimously

RESOLVED, that up to \$500.00 be spent for brush encroachment clearing along the roads. The work can be done by Steve William's crew or others.

The annual meeting is scheduled for August 14, 2004. Notices will be mailed by Monday, July 12, 2004. The meeting will be held at the Williams home at 2:00 p.m. .

It was reported that Dean Titus will reshape the bridge approaches with more rock. Before the winter rains the condition of the approaches will be reassessed and it will be determined then if more work is needed.

It was reported that the outstanding road assessments were \$3,600.00.

Steve Williams stated that he will write the letter for nominations of two board members. Randy Schock and Evelyn Ashton said they are willing to serve again.

The next meeting of the board was scheduled for July 10, 2004 at Steve Williams home.

Upon motion duly made and seconded the meeting was adjourned at 10:35 a.m.

Respectfully submitted,

Evelyn Ashton, Acting Secretary

Nash Mill Road Association
Board of Director Meeting
February 21, 2004

A meeting of the Nash Mill Road Association was held on February 21, 2004 at 10:00 a.m. at Evelyn Ashton's home. Directors in attendance were Evelyn Ashton, Steve Bramble, Colleen Kobler and Steve Williams. Director Randy Schock was absent.

Steve Williams stated that the insurance bill was due January 4, 2004. This bill is due before road fees have been received. Because of this money is held from the previous year that could be spent on road maintenance.

After a general discussion and upon motion by Steve Williams seconded by Evelyn Ashton it was unanimously

RESOLVED, That the insurance due date be changed to the end of February.

Steve Williams reviewed the list of work that needs to be done in 2004. This year the pot holes will be fixed. There will be spring grading on the lower and upper road. A culvert that has been paid for will be installed on the lower road. The board will also consider rocking various parts of the road, putting in additional culverts and doing a fall grading. One large item that will have to be dealt with in the near future is the replacement of the culvert at the bottom of the road at the Martinez property. Steve Williams will develop a budget for the year.

Steve Williams stated that there are a few trucking companies that are going west on 128 empty. Steve Bramble said that he would contact John Fisch and find out which companies might haul rock at a reduced rate for use on the Nash Mill road.

The Clow Ridge board meeting is March 13, 2004 at 11 a.m. at the Live Oak building in Boonville. Evelyn Ashton, Colleen Kobler, Steve Bramble and Steve Williams will attend the meeting.

The board discussed the letters that were received concerning the additional parcel charges that were proposed in the annual assessment letter. Steve Williams will develop an average cost for maintaining the lower road and what revenue is generated to do the maintenance. This information will be presented at the Clow Ridge meeting.

Nash Mill Road Association Directors Meeting
February 21, 2004

Upon motion duly made and seconded the meeting was adjourned at 12:20 p.m.

Respectfully submitted,

Steven K. Bramble

Trask Ranch Road Assn
mtg opened @ 10:05 AM

July 10, '04

dust off costs

Bank statement

Profit & loss statements

Dust off purchased from Farm Bureau
Motion by Steve to join Farm Bureau for
the savings available.

Randy seconded, approved
Present: Steve, Randy, Evelyn, Colleen
Discussed water for dust-off
Invoices paid for 3 billings

Nomination received for
Francis Custer
Randy Schock

Meeting to be @ Williams residence
Invite Clow Ridge people to attend
annual meeting

aging list discussed
Motion by Randy to waive current
interest charges on the aging billing list.

2nd by Steve Passed unanimously
M&R Co - Steve will phone to discuss
their access

Data base checked

Signs for road and house numbers
for Fire Dept, with a map, Colleen
will pursue this

Meeting adjourned @ 11:05

by Evelyn Ashton

Nash Mill Road Association
Board of Director Meeting
December 18, 2004

A meeting of the Nash Mill Road Association Board of Directors was held on December 18, 2004 at 10:40 a.m. Directors Steve Williams, Colleen Kobler, Randy Schock, Francois Christien and Steve Bramble were present.

The board reviewed and authorized the payment of bills to Titus Land for work on the roads.

Director Williams stated that Dennis Slota of the Water Resources Board has a grant to monitor water flow on Mill Creek and the north fork of the Navarro River. The Water Resources Board wants to monitor water flow at the bridge. The board discussed the issues and decided to table this item until a letter was received from the Coastal Conservancy through the Water Resources Board that more fully describes the monitoring activity.

The board reviewed the database of property owners. It was noted that most of the information is current. The board members will review and bring corrections to the next meeting.

Director Williams stated that AVVS has done tree trimming on the road from Clow Ridge to Highway 128. The crew has worked about 32 hours. They have also trimmed from the top of the hill to the forks and this has taken about 50 hours. He will present the costs at the next meeting. He also stated that AVVS has purchased a chipper that he will make available to the road association.

The board discussed and authorized changing the due date on the liability insurance from January to March. Our agent has stated that the association can buy a two month policy to move the date. Director Christien is looking into Directors and Officers insurance.

Director Williams proposed that \$2,000 be allocated to the lower road to cover the Titus road work costs until dues are received. The board authorized this allocation.

The board reviewed the two past due accounts that are not making payments. Upon motion by Director Williams, seconded by Director Bramble it was unanimously

RESOLVED, That small claims actions be filed against Sam Prather and Sarita Culbert to collect past due road association dues.

The board discussed the property owned by Mendocino Redwood Company. Their Forrester has written a letter stating that the company has rights to use Nash Mill

Nash Mill Road Association Directors Meeting
December 18, 2004

Road and that they generally don't pay road dues. They will share in larger projects that help maintain the roads. Director Williams is waiting for proof of access to the Nash Mill Road and then the board will discuss what dues to assess Mendocino Redwood Company.

The board discussed road signs to assist fire and emergency vehicles to identify roads. A 6" by 24" sign costs \$25.00 and a heavy weight sign of the same size costs \$30.00. Upon motion by Director Kobler, seconded by Director Schock it was unanimously

RESOLVED, That the association purchase up to 10 heavy weight road signs.

Director Williams will donate the posts.

Director Kobler will get pricing information on a road entrance sign and this will be discussed at the next meeting.

The board discussed the comment that was raised at the annual meeting concerning using the Farm Bureau because of some of their political positions. After a general discussion it was decided to raise this issue again at the next annual meeting.

The meeting adjourned at 12:00 p.m.

Respectfully submitted,

Steven K. Bramble

Nash Mill Road Association Directors Meeting
December 18, 2004

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The meeting adjourned at 12:00 p.m.

Respectfully submitted,


Steven K. Bramble

Nash Mill Road Association
Board of Director Meeting
March 5, 2005

A meeting of the Nash Mill Road Association was held on March 5, 2005 at 10:00 a.m. at Steve Williams' home. Directors in attendance were Steve Bramble, Francois Christen, Randy Schock and Steve Williams. Director Colleen Kobler was absent.

Steve Williams stated that the liability insurance bill was \$2,776.25. A short premium was paid to move the due date from January 1st to March 1st.

Steve Williams reported that one quote for Directors and Officers insurance has been received. He will try to get a few more over the next 30 days.

The board reviewed the unpaid dues. Sarita Colbert is the only person who is past due. A small claims action will be brought against her to collect the past due amounts.

Upon motion by Director Bramble, seconded by Director Christen, it was unanimously

RESOLVED, That Steve Williams be elected Chairman of the road association.

The board discussed the work that needs to be done for spring. There was a discussion of where grading should be done and rock place on the road. Dean Titus will put three loads of rock on the road to fix pot holes and the bridge approaches. In the fall there should be light grading and a culvert should be installed between Simpson and Yost.

The board discussed setting the dates for the board meetings. The following schedule was agreed to: first Saturday in March, first Saturday in June, second Saturday in August and first Saturday in November.

A grant has been awarded for grading the road between Nash Mill and the Holmes Ranch road but there are no funds at this time. When money is available this work will get started.

It was decided that the bank accounts needs additional signers and Director Williams will get new signature cards and get everyone signatures.

Upon motion duly made and seconded the meeting was adjourned at 11:30 a.m.

Respectfully submitted,

Steven K. Bramble

Nash Mill Road Association
Board of Director Meeting
June 4, 2005

A meeting of the Nash Mill Road Association was held on June 4, 2005 at 10:15 a.m. at Steve Williams' home. Directors in attendance were Steve Bramble, Francois Christen, Randy Schock, Colleen Kobler and Steve Williams.

Upon motion duly made and seconded the board nominated Steve Williams and Steve Bramble to run for another three year term.

There was a discussion about mounting the road name signs and Randy Schock stated that he would look into a mounting system for the signs.

Steve Williams reported that the bank signature cards have been updated. He also stated that Directors and Officers insurance had been purchased. The premium was \$935.

After a general discussion and upon motion duly made and seconded it was unanimously decided that the Farm Bureau membership would not be renewed.

The annual meeting will be held on August 13, 2005 at Steve Williams home.

The board discussed road work that had been completed. Dust Off will be applied to the road from Highway 128 to Clow Ridge in about two weeks.

There being no further business, upon motion duly made and seconded the meeting adjourned at 11:30.

Respectfully submitted,


Steven K. Bramble

Nash Mill Road Association
Board of Director Meeting
August 13, 2005

The annual meeting of the Nash Mill Road Association was held on August 13, 2003 at 2:10 p.m. at Steve Williams' home. Francois Christen acted as Chairman. All directors were present.

Francois Christen reviewed the financial status of the Association. The annual budget is \$25,000. About \$8,500 was spent on the lower road. The Association spent \$3,500 with a matching grant for chipping and clearing on the lower road and Big Meadow road. The total cost of chipping and clearing the lower road Big Meadow road and one half of Chemise Ridge was \$10,600. The Association was to do more on Chemise Ridge next year.

He reported that one culvert was added to the road up hill from the Yost property. Some rock was put on Nash Mill Road near stump hollow.


The road that goes behind Steve Williams' property is being cleared and will be graded for car travel. The purpose of this clearing is to provide a fire and other natural hazards escape road to the Holmes Ranch. The road will be named next year. A notice will be sent out when the road is complete. He also stated that he is evaluating different surface treatments for the road and will bring any alternatives to the attention of the Association members. The road may not need another coat of Dust Off this next year.

Steve Williams' reported that the board is aware of the damage on the Martinez property. Repairs will be on in November. Anjes De Ryck stated that she would like to have notice before work is done. Steve Williams' stated that the Directors will try to notify property owners when major work, not maintenance is gong to be done

Mr. Peterman was the representative from the Clow Ridge Road Association. He discussed the need to keep a crown in the middle of the road. Martha Hide from Anderson Valley Ambulance Service spoke about the service provided to the community. She stated that the have one ambulance and it is staffed by volunteers 24 hours a day 7 days a week. The annual billing covers about 2/3's of the expense. Donations cover the rest. The service is looking for volunteers.

Upon motion duly made and seconded the meeting was adjourned at 3:15 p.m.

Respectfully submitted,


Steven K. Bramble

9/9/2006

NASH RANCH ROAD ASSOCIATION

Minutes from Annual Members' Meeting

August 12, 2006, 2 pm

The annual meeting of the Nash Ranch Road Association was called to order at 2:15 pm, August 12, 2006, by Board President, Steve Williams. It was determined that a quorum was present. All Directors were present.

The minutes of the 2005 Annual Members' Meeting were read aloud. They were approved as submitted, with no additions or corrections.

Steve Williams presented the Road Association current financials. The details are as follows:

Current Bank Balance: \$282.94

Lower Road

Lower road has a balance of approximately \$500 for the year

Lower road expenses were (approximate amounts):

- \$1500 to Titus Land Construction for initial repairs to the road
- \$3500 to Titus Land Construction for repairs to the big slide
- \$300 for drain rock
- \$890 for pothole repairs
- \$2500 for insurance

Total Lower Road expenses are approximately \$8670 year to date

Projected repairs for the Lower Road this year are:

- Fall grading (estimated at \$750)
- Fix drain in Big Slide (estimated at \$750)
- Drain pipe and labor (estimated at \$300)

This would represent a shortfall of \$1300 given the current bank balance of \$500.

Steve offered three options for moving forward.

Upper Road

The Upper Road balance at this time is negative at this time—there is \$2975 in outstanding bills as follows:

- \$1500 to Titus Land Construction
- \$220 to Ricky Adams for tree removal
- \$1255 AVVS Labor on large slide

The following expenses have also been incurred for the Upper Road this year.

9/9/2006

- \$455 for tree removal
- \$1255 for labor to haul brush and trees
- \$500 for drain pipe, fabric, and rock
- \$5500 for Titus Land Construction work

Total: \$7710

Projected repairs for the Upper Road this year are:

- \$800 to remove three small slides
- \$1025 to grade roads starting at Clow Ridge turnoff

Total: \$1825

Steve offered four options for moving forward this year.

An extensive discussion of the options followed about the damage the roads sustained during this past winter (2005) and the various repairs that were made. Because of the severity of the winter rains and the numerous slides that resulted from the rains, unexpected repairs were necessary to keep the roads open and some of the regularly scheduled road maintenance could not be completed. There is still additional road work that needs to be completed, but there are not sufficient funds to cover those repairs.

A motion was made, seconded and approved to collect a special assessment of \$50 for the lower road. This will be used to cover the previous deficit and to complete additional roadwork that needs to be done. Each member will pay this assessment and this special assessment will be billed immediately. Each individual property owner will be billed for only one property regardless of the number of parcels the individual owns.

Another motion was made, seconded and approved to raise the on-going annual fees for the lower road by \$25 per owner/ per year. This fee will be paid by owners on the lower road, the upper road and Clow Ridge. These funds are to be placed in a separate, interest bearing account, and are to be used only for Lower Road capital road improvements or catastrophic repairs. This will be the Lower Road Reserve Fund.

Another motion was made, seconded and approved to collect a special assessment of \$171 to cover the upper road only. Only members on the Upper Road will pay this assessment. It will be used to cover the previous deficit and unpaid bills as well as fall road maintenance. This special assessment will be billed immediately. Each individual property owner will be billed for only one property regardless of the number of parcels the individual owns.

Installation of road signs was discussed. Posts are in place, brackets will be purchased and signs will be installed.

Randy Shock was re-elected to the Board of Directors. He ran unopposed.

9/9/2006

Steve Williams discussed upcoming road work. There are still a few culverts that need to be installed. There is an on-going need to clear brush from the sides of the roads to provide clearance for fire trucks. The Board is continuing to pursue several fire exits from the Ranch.

Steve Williams made a motion that was seconded and approved to amend the by-laws of the association. Specifically, Article XIV Election of Directors. If a current board member (Director) is running for re-election to the Board, and is unopposed, there is no need to send out a ballot by mail. The election can occur at the annual members' meeting. This change to the by-laws was approved unanimously.

There was a brief discussion about the tasting room on the Holmes Ranch and residents' thoughts about that issue. No action was taken on the part or on the behalf of the Association on the issue.

Upon motion duly made and seconded, the meeting was adjourned at 3:49 pm.

Nash Mill Road Association
Board of Director Meeting
February 17, 2007

A meeting of the Nash Mill Road Association was held on February 7, 2007 at 10:00 a.m. at Steve Williams' home. Directors in attendance were Steve Bramble, Francois Christen, Colleen Kobler, Randy Schock and Steve Williams.

The board discussed the work that needed to be done on the road, applying rock and brush removal. Specific work that is needed is a culvert on the road to Seekins property and grading on Scott Homestead with at least two loads of rock at the rolling dips. Grading needs to be done on Nash Mill to Andy Rudovsky's and rock at various places on the road. The board discussed the slide just past Clow Ridge. It was decided to continue to add dirt and rock to the road bed. A telephone line runs under the road at that location. The board also discussed the fire road access at the back of the Ranch. The road is passable but needs some work.

The board discussed the Accounts Receivable Aging summary.

Director Christen moved and Director Bramble seconded the motion to start a separate savings account of \$1,000 for catastrophic events. It was unanimously passed.

Director Christen moved and Director Schock moved and it was unanimously agreed that the meeting be adjourned.

Respectfully submitted,

Steven K. Bramble

Nash Mill Road Association
Board of Director Meeting
June 9, 2007

A meeting of the Nash Mill Road Association was held on June 9, 2007 at 10:00 a.m. at Francois Christen's home. Directors in attendance were Steve Bramble, Francois Christen, Colleen Kobler, Randy Schock and Steve Williams.

The board discussed the road work that had been completed to date and additional work that would be completed with the remaining available funds. It was determined that one strip of Dust Off would be applied from Highway 128 to Clow Ridge Road.

The board discussed the Accounts Receivable Aging summary.

The board discussed the annual meeting that will be held on August. It will be held at the Christen's house at 2 pm on Saturday, August 11, 2007. Francois Christen and Colleen Kobler agreed to serve another three year term as directors. If additional candidates are nominated than ballots will be mailed before the meeting.

Director Christen moved and Director Bramble moved and it was unanimously agreed that the meeting be adjourned.

Respectfully submitted,

Steven K. Bramble

**Meeting Minutes
Nash Ranch Road Association
Annual Meeting
August 11, 2007**

Board members present: Randy Shock, Colleen Kobler, Francois Christen, Steve Williams. Absent: Steve Bramble

The meeting was led by Randy Shock and was called to order at 2:15 pm. A quorum was present.

Francois Christen read the minutes of the 2006 road association meeting. Minutes were approved.

Board elections: There are two positions open on the board. There were no nominations from the membership. Current board members Colleen Kobler and Francois Christen agreed to serve another term on the board. They were elected unanimously by the membership.

Lower Road Finances and Maintenance concerns:

There is \$1,066 remaining in the Lower Road account.

- Fall grading will be done on Lower Road.
- Plan is to bring in a couple of loads of rock at the end of the road, to tamp it down to remove pot holes.
- Large culvert at the end of the Lower Road is slowly collapsing. Will need to be replaced eventually. Road Association may be eligible for monies from the Navarro Watershed for the repair. Cost will be around \$25,000.

Upper Road Finances and Maintenance concerns:

There is \$9,000 remaining in the Upper Road account. There has also been a reserve fund established that has \$1,000 in it.

- Fall grading, rock and brush clearing will be done on the Upper Road.

New Business:

- Jim Gimlet made a motion to rescind the assessments on additional parcels. The motion was seconded, discussed and voted upon. The motion failed.
- A concern was raised about people using turnouts on the Lower Road to conduct "business". There is worry that they are creating a public nuisance, as it is suspected that drug deals may be occurring. It was suggested that anyone seeing suspicious activity call Deputy Sheriff Keith Squires. The Board will continue to discuss ways to discourage such activity on the Road.
- Wendy Blankenheim who runs the "No Meth" facility at the high school was mentioned as a possible resource to help problem solve around this issue.

There being no more discussion, the meeting was adjourned at 3:20 pm.

Draft Minutes From Nash Ranch Road Association Meeting
March 22, 2008

2008 Budget

Rock lower road: \$5000

Upper Road

Rock upper Big Meadow Road: \$2000

Remove Scotch Broom and Brush: \$3000

Culverts for Little Mill Creek and Moore Homestead Road:
\$1000

Money will be spent to spent this year to grade and rock Little Mill Creek, Moore Homestead, Big Meadow road in addition to Nash Mill Road.

Next meeting: First Saturday in June

Annual meeting: Second weekend in August

The Board agreed that Francois Christen should mail a letter to the members who are in arrears on their road association dues.

Steve Williams and Randy Schott volunteered to consult with pro bono attorneys to determine the Associations rights regarding charging a road fee for unused/unoccupied parcels. (Note that John Wild says that we have a lot of legal information—case law—regarding that issue in the files.)

Minutes for the Board Meeting of the Nash Mill Road Association held on 8/9, 2008

Board members Steve Bramble, Francois Christen, Colleen Kobler, and Randy Schock attended the meeting. Steve Williams was absent. Also in attendance were Nancy Mayer who manages the books for the Association and Paul Meilleur who represents the interests of the Clow Ridge Road Association in the Lower Road.

The Board discussed the Agenda for the Annual Meeting. This was followed by a request from Nancy Mayer for the Board to establish a fifth, master bank account, to help manage the finances of the Association. Several board members including Bramble, Christen, and Schock questioned the need for such an account.

The Board discussed the merits and cost of applying dust-off on the Lower Road, which has not been applied this year. The cost for dust-off was estimated at \$6000. This amount is roughly 75% of the Lower Road revenues estimated at \$8000. The remainder of the Lower Road revenues are used for insurance and other overhead expenses. Revenue and costs had to be estimated since Nancy Mayer had not brought the books to date and she and Meilleur had not completed a reconciliation.

The Board agreed to send out the reminder letter that Francois Christen had prepared to property owners who had not paid their yearly dues. The full letter is to be sent to owners who are in arrears in the amount of \$500 or more and an abbreviated letter is to be sent to owners who are in arrears in an amount less than \$500.

Steve Bramble suggested that the Board announce that the exit to Holmes Ranch was clear and passable to trucks and to urge property owners to try out the road. Randy Schock mentioned that Milla Handley is considering putting up a locked gate to restrict access.

Nancy Mayer requested that the Board collect the e-mail addresses of property owners to facilitate communication. Francois Christen expressed concern that the addresses might be misused. Someone suggested that Francois manage the list when collected and he agreed to do so.

There was a general discussion around the issue that some property owners are establishing wineries and perhaps wine tasting rooms along the road. Francois Christen stated that he objected to using the Road Association as a vehicle for establishing land use policy but that it was legitimate for the Board to address the issue from a liability and road usage perspective. The other three Board members agreed with that perspective. There was some discussion, but no resolution, on how much to charge property owners who establish wineries and tasting rooms.

Given the late notice of this year's meeting, the Board agreed that a ballot should be sent to property owners to elect or re-elect Board members, to solicit e-mail addresses, and to inform them about what transpired at the Annual Meeting.

The meeting was adjourned.

Minutes NRRRA Annual Meeting—August 9, 2008

Steve Bramble called the meeting to order. He apologized on behalf of the board for the late notice this year of the Annual meeting and for the limited amount of work that the Board carried out during the year. He indicated that the Board would send out its annual election ballot and minutes from the Annual Meeting.

Property owners in attendance introduced themselves. Present were Steve Bramble (Board), Glenn Gasaway, Nancy Mayer, Paul Meilleur, Dan Sicular, Judy Nelson, Randy Schock (Board), Colleen Kobler (Board), Earl Peterman, Bob Battinich, Zack Robinson, Alex Korn, Bill Seekins, and Francois Christen (Board).

Steve Bramble said that he Board had not looked into alternatives to dust-abatement as promised at last year's meeting. The Board will look into it this year. He also stated that the revenues for the Lower Road are not sufficient to do dust-off and to rock the road as is now needed.

He announced that the fire exit to Holmes Ranch was passable to trucks and urged property owners to check it out in case of a fire. Randy Schock stated the Milla Handley was considering putting up a locked gate to block unwanted usage of the road. Bob Battinich suggested that the fire road be marked with posts painted red so that people can find it in an emergency.

Nancy Mayer requested that the Board collect the e-mail addresses of property owners to facilitate communication. Francois Christen expressed concern that the addresses might be misused and that they should be used only for communicating with property owners or in the case of an emergency. Francois agreed to manage the list when addresses become available.

Bob Battinich stated that there are alternative products to dust-off. He specifically mentioned a cellulose-based product that this being tested on the Holmes Ranch. Randy Shock suggested that property owners might want to drive to Holmes Ranch to test it out.

Steve Bramble proposed to increase the Lower Road Association assessment by \$50 a year to cover the increase cost of dust-off. There was a motion to put this to a vote by the property owners and it will be included on the ballot sent to the membership. The motion passed unanimously.

There was a discussion of the state for the culvert at the bottom of Nash Mill Road near the Martinez property. Bill Seekins said that he had worked on the culvert many years ago and was willing to take a look at it. He indicated that such culverts are sometimes repaired if they are not collapsing by filling the bottom with concrete. Bob Battinich felt that the culvert could be repaired at modest expense. Steve Bramble asked both of them if they would be willing to take a look at the culvert and both agreed to do so.

There was a general discussion around the issue that some property owners are establishing wineries and perhaps wine tasting rooms along the road. Steve Bramble stated the Board's position that the Road Association should not be used as a vehicle for establishing land use policy but that it was legitimate for the Board to address the issue from a liability and road usage perspective. There was some discussion, but no resolution, on how much to charge property owners who establish wineries and tasting rooms. Zack Robinson requested that the Board establish a generic policy that could be applied to any business—logging, vineyards, etc. Steve Bramble suggested that the Board should review the bylaws on this issue. In regards to the liability issue, Bob Battinich suggested that the Road Association be included as an “additional insured” by the property owners using the road for commercial purposes.

There was a discussion of the merits of “Pardini” versus “Titus” rock for the purposes of rocking the road. Randy Schock proposed installing a bulletin board at the bottom of the road to better inform the membership on meetings and other issues or events. Judy Nelson asked if e-mail might be a sufficient channel to keep people informed.

Paul Meilleur requested that the annual meeting be moved to the first Saturday in August. After some discussion of the merits of various alternative dates, the membership approved the first Saturday in August.

Bill Seekins requested that brush be cleared at the end of his road. Nancy Mayer suggested that homeowners should do their own brush removal. The pros and cons of both were discussed in depth.

Nancy Mayer asked the membership to acknowledge the contribution that Steve Williams has made to the Association over the years. The membership did so by clapping loudly!

The meeting was adjourned.

August 18, 2008

Nash Ranch Road Association
P.O. Box 290
Philo, CA 95466

Dear Association Member,

On August 11, 2008 there was a Road Association Annual Meeting. Due to the fact that the notice of the meeting was mailed very close to the meeting date the attendance was very light. It was decided that three issues should be brought to the property owners' attention and give every owner the opportunity to vote in these items.

Elections

There are two directors whose terms expired: Steve Williams and Steve Bramble. In addition Tom S was nominated. Please select two of the three names listed below.

Steven Williams _____
Steve Bramble _____
Tom Spinardi _____

Lower Road Assessment

The Cost to maintain the lower road is higher than the funds available on an annual basis. Approximately \$8,000 dollars are collected (when all dues are paid) for lower road maintenance. The cost of insurance for the lower road is approximately \$2,000. This leaves \$6,000 for grading, rock and the application of Dust Off. Dust Off alone costs \$6,000. It was the vote of those attending the meeting to increase the lower road assessment by \$50.00 per property owner. This will raise an additional \$5,000 annually that will allow the lower road to be properly maintained. Please indicate you vote for or against this increased assessment.

For: _____
Against: _____

Date of Annual meeting

It was requested that the By-laws be amended to move the date of the annual meeting from the second Saturday in August to the first Saturday in August. The members attending were in favor of this change. Please vote for or against this change in meeting date.

For: _____
Against: _____

E mail Addresses

Please send us your email address. It will only be used for notices concerning road maintenance and information concerning the Nash Mill Ranch such as annual meetings. If we can provide this information by email it will save the association approximately \$50 per mailing.

**MINUTES NASH RANCH ROAD ASSOCIATION
MEETING OF OCT. 26, 2008**

Steve Bramble, Steve Williams, Colleen Kobler, Randy Schock, and Francois Christen were in attendance. Steve Bramble called the meeting to order.

The Board opened and counted the ballots from the yearly election. Twenty-seven (27) electoral ballots were received from the members.

Board Election

The three candidates received the following number of votes for the two vacant Board positions:

Steven Williams:	21
Steve Bramble:	22
Tom Spinardi:	5

Accordingly, Williams and Bramble have been elected for a new three-year term.

Fifty Dollar Lower Road Dues increase for Dust-Off

The membership voted in favor of the dues increase for dust-off for the Lower Road. There were 19 for and 8 votes against.

Date of Annual Meeting

The membership voted in favor of changing the date of the annual meeting from the second Saturday in August to the first Saturday in August. There were 23 votes in favor and 2 votes against.

The Board voted in favor of the following budget for Fall Road repairs:

Scott Homestead Road: \$2500 for four culverts
Road at Doug Nelson's property: \$200 for labor to install culvert
Big Meadow Road: \$1200 for rock and grading
Nash Mill Road grading: \$2000
Nash Mill Road rock: \$3000 for 10 loads of rock on the Lower Road
Nash Mill Road rock: \$2400 for 8 loads of rock for the Upper Road
Grading for Moore Homestead Road: \$750
Rock for Moore Homestead Road: \$600 (2 loads)

The Board agreed to require owners of tasting rooms on the Nash Ranch to have their insurance company name the Road Association as "additional insured" on their liability policy. This would apply to the tasting room that some vineyard owners have opened or are allegedly thinking of opening.

Randy Schock reflected that the most defensible way to assess properties was per legally transferable unit/parcel. The Board elected Steve Bramble as President and Francois Christen as Secretary for the year. Steve Williams and Randy Schock agreed to handle coordination of the road repairs with Dean Titus.

The Board agreed that the next meeting would be held on January 31, 2009.