

NASH RANCH ROAD ASSOCIATION
Minutes of Board Conference Call – Thursday, Jan 29, 2011.
Recorded by Bruce Wicinas.

On the call: Steve Williams, Steve Bramble, Bruce Wicinas, Gunther Ruffer.

REQUEST BY NANCY

The purpose of the call was to discuss Nancy's request to be paid \$50 per month for the work she performs for the Road Association.

Steve B. proposed that propose to her the following. Nancy resumes paying road association dues. She bills the association monthly for the hours she works, at the rate of \$25 per hour. Her invoice should include a brief itemization of how she spent the time.

Bruce: I like that. It's not a rejection of her request, just an alternate proposition.

Steve W: Let's thank her for her past work, and give her a bonus for her work last year. The invoices with itemization will also help to inform Nancy's eventual successor about the nature of the duties.

Steve B: I recently met with her. It was a friendly meeting. She said she would have no objection if the association decided it did not want her to continue.

THE ROAD

Steve W: Alexa requested an additional load of rock be brought in to repair potholes. Bruce, what do you think about the condition of the road?

Bruce: I think the road is in acceptable shape. But I don't drive much of it.

Steve W: She was mainly referring to the stretch between the bridge and Clowe Ridge.

Bruce: I have not noticed an urgent need, for now.

We decided to wait.

The conference call duration was 15 – 20 minutes.

NASH RANCH ROAD ASSOCIATION
Minutes of Board Meeting – Sunday, April 3, 2011.
Steve Williams residence. Recorded by Bruce Wicinas.

Prior to the meeting we discussed the recent land slip a short distance west of the Clowe Ridge turnoff.

Commenced at 10:20. Gunther Ruffer, Steve Bramble, Bruce Wicinas, Steve Williams. Alexa joined us at 10:30.

SB: We accidentally mailed bills to a few owners beyond the end of Clowe Ridge.

SB: (Provided to all a list) This is not an easy list to work with. We had a spreadsheet at one time but it is now over three years old and out of date.

SW: The spreadsheet contained the useful contact info and road association info.

SB: I'll check with Nancy about it. This new list can be used to update that old spreadsheet.

SB: About the Balance sheet. The balances are low (In "cash", item 1012: \$5,021. Item 1013: \$11,993.) because there are still dues to be collected. For the upper road, we've been trying to build this by putting in \$1000 per year.

The pond issue (the location of the very recent slip) is a lower road thing. We do not yet know the cost to fix it. For that we need a figure.

SW: That spot formerly held a creek. When they made Nash Mill road they filled the ravine with slash and put dirt over it. That formed a dam, causing a pond upstream. In '05, the most recent year of a slip, Dean cleaned out maybe one third of the crud, not the whole thing. This slip has happened only about twice in 30 years. It's not worth spending \$10,000 for a permanent solution.

Alexa: How about a retaining wall?

SW: We had an engineer look at it in '05. The estimate was \$30,000 for a ten foot retaining wall as I recall.

SW: For maybe \$3000 we can have dean fix the surface. MAYBE we could raise the level of the bottom of the pond and horizontally drill from the bottom of the pond under the road to permanently drain the pond, all for about \$5000. It's Burt William's land. He probably doesn't want the pond. It usually contains stagnant water.

SB: **Potholes?** To me the road is in pretty good shape. Can Dean just scrape over the holes for now?

SW: If you ask him.

SB: Are we O.K. with the potholes then? We'll just ask Dean to scrape.

Alexa: If he's tied up, Steve Henderson has some guys that can fill them by shoveling from the back of a truck.

SB: I'll call Dean to arrange it.

SW: "Skippy" the tractor is stored at McCue's.

SW: **Brush clearing.** We'll spend four days doing Clowe Ridge to the bridge, both sides of the road. The excavator is already here, waiting at the top of Clowe Ridge.

SB: **Spring Road Work.** It will all be on the upper road. We have enough funds to cover the brush clearing.

SW: I'd like to see **grading.** We're losing the crown in the road. And I want to fix the wet spot at the bottom of Little Mill Creek. The problem is the drain that comes down the hill from Nash's driveway. There is not enough drop along the road for proper drainage. I suggest building up the road so the drop is greater.

SW: We should grade the WHOLE road. The cost is about \$2000.

SB: Let's do that.

SW: We used to grade the road twice a year. Dean's brother has the grader.

SB: So, call Dean or his brother?

SW: Try calling Dean. See if that works.

SB: I'll call Dean about grading. Alexa will be the "project manager."

SB: Dust off.

Alexa: I want to get the list of all the e-mail addresses we've got. (Nancy's number: 895 2304)

Alexa: I'll take care of the dust-off. Spring grading we'll do ASAP.

SB: We've put a lot on Steve.

SW: Alexa, when you start those jobs, talk to me so I can pass along experience.

SB: We need more full-time residents active on the board.

Bruce: The recent slip made it obvious we need more resident emergency response capability. It can't all fall upon Steve.

Alexa: We should bring on Don Harris (Big Meadow.) He lives full time on the road.

SB: My time on the board is almost up. How about Fred and Heather Bonano? Also, how about getting Bill Seekins back onto the board?

SW: Charlie and his son go out with shovels and clear drains. But he doesn't want to be on the board.

SW: When Dean brings Skippy he's going to cut off the top of the slipping tree at the spot currently marked with the cones.

Alexa: I'm talking about another leaning tree at another location.

SB: How about Fred and Heather? I remember that residents mentioned their tasting room as an issue but I do not think any concerns remain.

SW: Besides running for board we can ask if anyone will agree to an occasional job. We could gather a list of people who will help.

SW: **Signs.** I would like to post an easel-like support which could display different signs such as "Problem ahead", "Work in progress," etc. There is a sign store in Santa Rosa. Prices are \$4 - \$5 per square foot for plastic, \$10 / sq ft for aluminum.

Bruce: Because I so frequently get asked for directions I have considered posting a map at the junction of Nash Mill and Big Meadow.

Alexa: Yeah!

SW: We should put it to a vote of the membership. Some might have privacy concerns.

Alexa: Some of these signs could be temporarily posted.

SB: We could place some posts in fixed locations and attach the signs when needed.

SW: These signs I have in mind are 2'x2'. If oriented diamond-wise, the bottom 6" could fit into a support barricade.

Following discussion we settled on a **tentative list of desired signs:**

- 1 - Grease board on which messages can be written.
- 2 - "Caution"
- 2 - "Road Work Ahead"
- 2 - Support barricades.

SW: Last year the brush clipping blew chips onto the road. Some people complained.

SW: From the ditch we'll clear brush 60" up the slope. We'll also cut any limbs which project overhead. A crew is coming in to do this.

SB: Next meeting: June 4. Think about prospective board members.

The meeting concluded at 11:18.

NASH RANCH ROAD ASSOCIATION
Minutes of Board Meeting – Saturday June 11, 2011.
At parcel of Bruce Wicinas. Recorded by Bruce Wicinas.

Commenced at 10:01. Don Harris, Bill Seekins, Steve Bramble, Bruce Wicinas present. This is not a quorum since only Steve and Bruce are board members.

Steve offered us large color copies of photos of the sinkhole. Other handouts included the agenda, the financial report and a draft of the letter to go out to members announcing the annual potluck and soliciting nominees for the board.

The Sinkhole

SB: This sinkhole is located near the road on Martinez' parcel near the location marked by the two cones. Water is going into the sinkhole, not into the uphill mouth of the culvert. It's an aluminum culvert, with no sign of corrosion. It's a little misshapen. But water is flowing somewhere under it, not through it.

Bill: I'm worried it's going to wash out. Water comes out at the end, but not from the culvert.

SB: We have about an \$18,000 balance in the lower road fund and about \$11,000 in its emergency fund. We're about to spend \$5000-\$6000 on dust off on the lower road. That leaves a lot of funds.

At the orange cones the road is falling away. The drop from one side to the other is about 25'. Our solution to the sink hole must hold the road. I think its dangerous right now. If two cars pass each other at that spot one could put a tire over the edge.

Bill: One approach is to dig out the sand and gravel on the uphill side, pour concrete, then restore the sand and gravel. (General discussion followed.)

Bill: Can I hire a couple guys of Steve's crew to do this labor?

SB: Steve Williams is now really sick.

Bill: Cody works for \$12 / hr. He's a hard worker.

Don: Is Martinez under obligation to fix it, under terms of the easement?

Steve B: On the downhill side we may need those wire baskets of rock (gabon mesh).

Bill: If you lower the road elevation 2', the road will become wider.

Don: The timeframe for a solution?

SB: Before the next rainy season.

Don: Can we impose a special assessment?

SB: It isn't necessary. We have should have enough to cover the sort of solution we're

proposing. Maybe just a guardrail is a viable stopgap.

Decision regarding the sinkhole: We're going to hire laborers to dig an exploratory hole, following the sinkhole down as far as necessary or possible. If it not bottomless then we pour concrete into the void. If bottomless - we'll need to devise another plan.

How about the downstream edge of the road? We look at options:

1. Lower the road about 2', which will widen it.
2. Guardrail.
3. Rock boxes (gabon mesh)
4. Shift the road sideways toward the upstream side.

SB: We can't wait until August to decide this. We'll arrange a conference call on an intermediate date.

(Bill Seekins left at 10:35 when we had concluded discussion of the sinkhole. He declined our suggestion to run for the board.)

Financial Report

SB: Lower road has \$32-33,000. The upper road is not in good shape. On accounts receivable we're owed about \$9900. We not apt to get much of this.

Don: What is the collections process?

SB: We CAN take them to court and get a lien on their property.

Don: Ever done it?

SB: No.

Don: Is there a public humiliation method? For example, we post the name of the scofflaws on a sign along the road.

All: Let's discuss at the next general membership meeting possible strategies for "public humiliation" or for collection.

Don: Is Nancy the right person for the job of our billing and accounting:

SB: I don't think so. We examined this issue years ago. Here are problems.

1. We don't think she's very capable with Quickbooks, her only tool. She's not really that capable at this sort of thing.
2. The Brush clearing incident: We expected to spend \$6000 or \$4000 depending upon who is remembering. The first bill we received was for \$9500. That was sent by mistake, TS Logging admits. The real bill was \$8000. But when she received this bill Nancy got on the phone and complained to everyone about what we had spent on brush clearing. Nancy has always believed that Steve Williams "just spends money."

I received a very nasty e-mail from Randy about road grading and brush clearing.

Nancy has long held that "we spend money we don't have and the local vendors suffer due to

it."

We deposited 39 loads of rock this year but nobody heeds that.

Bruce: At an earlier meeting the Nancy problem was difficult to decide. It's become easy. Not only does her skill fall short, she's not on our team.

Don: Is she compensated?

SB: (Explained the arrangements regarding Nancy's compensation - credit for her dues and her request for additional cash compensation. See minutes of our prior meetings.)

SB: It's more than just bookkeeping. But in the valley, \$25 / hour should be quite adequate for this sort of work.

Bruce: Maybe my wife would be interested, not for the pay but to help out.

Don: It's best to get it done by someone who does not reside on the road.

SB: Alexa has a bookkeeper.

Don: We should outsource the job, even if we must charge a little more dues to cover it. But the job should go to someone in the valley.

Don: We we have relations with the other road associations?

SB: We have not done that.

Don: I would think we could get better prices and the benefit of other expertise, etc. if we joined forces.

Bruce: That's a great idea.

SB: Alexa has a contractor she likes, Steve Henderson.

SB: This last time a lot of people were not happy with the grading. The road is supposed to have a crown, but it was lost in some places. Dave Wallace used to do this for us. He's good, but expensive. However, lately his business is not thriving.

Don: I'll take on talking to people at Holmes Ranch. At our conference call I can give options.

SB: A couple of people on Holmes Ranch would like their road PAVED.

SB: Back to financial. We still owe TS Logging \$2000. Steve Williams and TS Logging dispute the amount of work done. Steve says the crew knocked off after half a day on the last day. By this logic we should owe only half for the last day. Also, the need for the flagger and the two chainsaw guys is disputed.

Lesson learned; next time: 1) Two days of clearing, max; 2) Maybe find someone cheaper.

Don: For anything over \$2500 we should get two bids.

SB: Steve W. did that last year. TS Logging had the best price. This year we just assumed their price was good.

SB: Alexa and I have talked to the proprietor of TS Logging.

Don: Why not try to negotiate the disputed amount on the next bill?

SB: I'll call him back. "Everybody agrees that you only worked three days."

Don: By taking too hard a line we may be burning a bridge we don't want burned. Let's try to negotiate on the next bill.

SB: We also owe \$1937.50 to Dean. So we owe a total of about \$4000. The Upper Road checking has only \$2300. We have \$5000 in the savings. I don't know why we could not borrow as much as \$5000 from the lower road if necessary.

(SB: Clowe Ridge has its own road association.)

SB: Use the \$5000 plus the \$2300 for culvert work and to pay Dean and TS Logging. Then we're done for the year. Can we borrow any shortfall from the Lower Road's funds?

Bruce: Is \$3000-\$5000 enough for the culvert replacement?

SB: I think Alexa got a figure for the culvert replacement. It should be about one day's work.

Bruce: Is there the realistic prospect of paying it back next year?

Don: The reason we are short of funds?

SB: The work on Little Mill Creek last year was an unexpected \$10,000 expense. This year we had a \$2000-\$4000 overrun on brush clearing. It should be safe to assume we'll be well in the black next year and can repay the "loan."

Don: The lower road brush is getting bad.

SB: To whom shall we talk about it?

Don: Steve Henderson. I'll call him.

Little Mill Creek

SB: The Plowrights are trying to get the lawsuit against them for repair of the road dismissed.

Dust Off

SB: Dustoff will happen within two weeks. On the upper road it won't happen this year.

Bruce: The lower road looks like a paved road. Do we need the full dust-off treatment this year?

Don: I'm unclear about the lower road / upper road distinction.

SB: The Clowe Ridge people are adamant about not spending their money on the upper road.

Fall Work

SB: If any, it will be limited to grading of the lower road.

Don: Can we do brush clearing on the lower road?

Don/Bruce/SB: Suppose we try to get one day's brush clearing on the lower road from TS Lumber for a half day's cost, \$1000?

Yearly Meeting and Board Election

SB: Notice goes out next week. Can we do it at Bruce's?

Bruce: Yes.

SB: I've think Fred and Heather Bonano would be good for the board. Don is willing to run.

Bruce: I would like to see a one or two sentence "candidate statement" by the candidates, to give more than zero sense of who they are to those who do not know them.

SB: There may not be time. We need nominees by July 1.

The Slip below Clowe Ridge

SB: The easy solution: live with it. When it completely dries out, grade it.

Bruce: Let's at least find out about Steve Williams' slant-drill concept. Is there such a thing? Can we afford it?

SB: I will find out about "slant drill."

User Input into Road Association Priorities

SB: Bruce proposed we try a means of feedback about the owners' priorities for the road association.

Bruce: The yearly meeting is not a fair sample of opinion of the whole community. One tends to not hear complaints until someone gets furious. A more systematic sample or invitation of opinion would bolster our sense of priorities.

Don: How about an internet survey such as "Survey Monkey."

Bruce: An internet survey would be good but we would also have to do paper since many on the road have limited internet access.

SB: Alexa wants to break out subcommittees from the board.

Bruce: Wow! But we boardmembers are so few!

Don: At the general meeting we can mention the respective sub-functions.

SB: We won't have another meeting before the annual meeting, so the conference call will be important.

We adjourned around 12:15.

Don's phone: 895-3954

NASH RANCH ROAD ASSOCIATION
Minutes of Board Meeting – Thursday July 21, 2011.
Phone conference call. Recorded by Bruce Wicinas.

Commenced at 7:03 PM. Steve Williams, Alexa Harz, Don Harris, Bill Seekins, Steve Bramble, Bruce Wicinas on the call.

The Sinkhole

Bill: Here is some background for those who may not have heard it. In the wet season about 20-30 gallons per minute goes into the hole, not reaching the culvert. It comes out on the other side not from the culvert but below the culvert. Recently I sprayed the poison oak which surrounds the site. The plan is to engage diggers to dig out the sand and gravel to trace the course of the water. After we fill the hole we should add a concrete collar around the culvert.

The road is getting narrow because the brush is growing into the road. The right of way is reduced by as much as 6 feet. Prior to any brush clearing we need to talk to Martinez. His privacy must be considered.

Alexa: I can handle the brush clearing. I'll talk to Martinez.

SW: How deep do you have to dig? As much as 6 feet?

Bill: If I need to bail out of this task because it starts to look too big I'll call you guys.

SB: Steve, all you can see at the surface is a small bowl. Bill, I thought you would put a hose around it to catch and divert the water. You'll be working on this again on Tuesday?

Bill: Yes. I'll have to hire a laborer. Hopefully within a week I'll know something. (Bill exits the call.)

Re: Nancy

SB: Nancy has been very verbal about the way the upper road spends. She sent out a letter to us all asserting her opinions. She does not know that we discussed these things. She resigned, effective August 1. I asked if she could stay on until Sept 1.

I think we've spent a couple thousand on Nancy so far this year. I don't think she is very efficient. I think there is room for improvement. Bruce is concerned she has not had a chance to voice her opinion to the board.

SW: I've know Nancy as a friend since before she married Glenn. Over the years she has made several mistakes. We need to find someone capable. My opinion he/she she should just do as we ask.

Alexa: It's not her place to say anything. I sent her a letter which I did not forward to the board.

SW: When the road got trashed last year we mistakenly did not collect money from our insurance right away. Afterward we were unable to collect anything.

SB: Stuff happens. TS Logging, extra expenses for rocking above __X__ road in response to a complaint by Randy Shock consumed the funds for legitimate purposes. I find Nancy's comments offensive.

SW: Ed Slotti (TS Logging) hired two guys to hold signs instead of just posting signs. That drove up the price of brush clearing.

SB: SW got three quotes for brush clearing last year. We let last year's decision determine who did the job for us this year. I agree that if the work is over \$2500 we should get a work order.

Alexa: Steve Williams, thank you so much for doing all this. Nancy gets paid and you don't.

SW: I enjoy doing it.

SB: Don talked to the Holmes Ranch people. Their treasurer has no interest in our accounting job. Don talked to others. There's a very competent \$40/hr person in Ukiah. \$40/hr is high.

SW: Wayne Hyatt in Philo has a secretary... (SW exits from active participation in the conversation)

Alexa: Why do we need Nancy to stay on until Sept?

Don: Who is the board's treasurer?

SB: We don't have one.

Don: I think we need one.

Alexa: I like the arrangement of trading road dues for work.

Don: In my experience with these organizations it's easy for members to criticize. I think the "bookkeeper" should serve in only a professional capacity and not also be a resident.

Alexa: Can we choose a treasurer right now?

SB: In three weeks we will have a larger board.

Don: Let's look at the larger board and choose officers.

Bruce: We can't viably do that until the first real meeting. We have to be seated as a board first, for more than a few minutes.

SB: We could have a one hour meeting after the annual meeting.

Don: We need to come up with the suitable organizational structure.

Bruce: A meeting after the annual meeting? These annual meetings are draining. And what about the potluck!

The Bridge and Steve Williams

Alexa: How about the bridge naming? I obtained signs - for the bridge and for Steve Williams.

SB; This meeting is a real wide card. Randy Schock is not happy. Nancy is not happy. Francois might be unhappy about our failure to grade in his vicinity.

Bruce: Some might have some dissent about three candidates for three seats including Tom.

SB: I asked Fred and Heather Bonino if they might serve. Fred says he's too busy and that the road looks great.

Alexa: Steve, how long have you been on the board?

SB: Nine years.

Alexa: Has anyone ever thanked you?

SB: Sometimes someone says says the road looks good.

Bruce: Tom S. gave you a nice bouquet in his e-mail.

SB: Some time after the potluck we'll meet, invite Nancy, and decide our organizational structure.

Funds and Bills

SB: We owe Dean Titus. We own TS Logging. We have to do the culvert. A couple years ago the lower road created a reserve fund. The upper road instead created a savings account. I suggest we use the money in the savings account plus what remains in our checking account to pay Dean and to pay TS Logging. That leaves \$3000 for the culvert.

SB: TS Logging has refused to budge on their figure. I think we're stuck this year with that amount. The argument "you're potentially damaging a lifetime annuity" got no traction.

Don: What's the bid for the culvert?

Alexa: I'll get a figure from Steve Henderson.

SB: So we're going to pay TS and Dean in full?

All: Yes.

Dan: I think we have to be very careful about what's "board discretionary." Is it written somewhere?

SB: It's in the minutes somewhere.

Don: We should not alert the membership about the account from which we are paying.

SB: Yes, but Nancy will have to make the transfer and she may attend the meeting.

SB: You guys will work on getting a figure for the culvert.

Stuff Requested by Residents

Alexa: We have to give people a map. People want a map.

SB: I can make a copy.

Bruce: What edition or vintage of map is that?

Alexa: People want the combination to the gate.

SB: What gate? The one at the edge of Handley's property is a private gate.

Bookkeeper

Don: We need a written job description of the bookkeeper position

SB: I can write an outline of what he/she does.

We adjourned at 7:57

DRAFT

NASH RANCH ROAD ASSOCIATION

Minutes of Annual Meeting – Saturday, August 6, 2011.

Location: 51101 Nash Mill Road – Wicinas/Nishizawa parcel. Recorded by Bruce Wicinas. 8/29.

Steve Bramble
Alexa Harz
Bruce Wicinas
Paul Ackerly
Doug and Judy Nelson
Robert Battinich
Tom Spinardi
John Riley / Sachiko Minawa
John and Mimi Wild

Ross Sienck & Bonnie Alexander
Collen, Norman, Tiernan and Morgan
Kobler
Thuerice Kobler
Bill Seekins
Kyllikki (Kay) Clark
Keith Haycock
Tisha & Ben Glaus
Susan & John O'Donnell

Commenced at 2:10 PM. Board members in attendance: Alexa Harz, Steve Bramble, Bruce Wicinas. The general meeting was preceded by a short board meeting. The only business conducted at the preceding board meeting was the counting of ballots for board directors.

Steve Bramble, board president, introduced the board members present. He announced the outcome of the balloting – the re-election to the board of himself and the addition to the board of Don Harris and Tom Spinardi.

The attendees were allowed time to review the minutes of the last year's annual meeting. Paul moved the minutes be approved.; the motion was seconded, the minutes were approved with none voting against.

Old Business – Financial Statement

SB walked us through the financial statement highlights. In 2009-10 the big increase in expenses for the Upper Road was a consequence of the problems with the Plowrights. In 2010-2011 the upper road maintenance expenses have been a little more than last year. More than half of this expense was for brush clearing. In commissioning this work there were some misunderstandings. In consequence we spent more than \$8000 on brush clearing which was more than we intended. In addition we spend on some extra rock at the request of an owner. Our expenses by year's end we estimate at \$26,000.

The upper road has a balance of \$4000 in its checking account and \$127 in its savings account. We had to move money from savings to checking..

The lower road has \$14,000 in checking and \$13,000 in savings.

This year our accounts receivable have been rather high, about \$6,984. We need to bring this figure down. We aim to limit it to \$3000.

Paul - When should the books be closed for the year? Formerly we closed the books in January to beat the January mailing to the owners. But this year we received substantial bills in February for expenses incurred in December. I suggest we close the books later in the year and send the year's accounting in time for the annual meeting.

Francois: Why not close at the end of June.
(Discussion followed.)

Paul: I will try closing the books at the end of March and mail the accounting with the meeting notice.

No objections were heard.

Old Business - Brush Clearing

SB: A while ago we agreed to spend \$3000 a year for brush clearing.

Francois: The "back side" has NEVER been done. It's getting overgrown.

SB: Are there comments about brush clearing?

Judy: I am concerned that the road association does not have enough savings to cover a disaster. Is there a way for owners to do brush clearing themselves or at their own expense?

Alexa: How much money should be set aside for a disaster fund?

Judy: A few thousand at least.

SB: A couple years ago, heeding this concern, the lower road voted extra dues toward a savings account. The upper road rejected the extra charge.

Bill: I'd like to see brush clearing on blind curves at least.

Paul: We have to heed fire department rules.

SB: The fire department requires an 18' right of way with 15' height clearance.

Francoise: Formerly we had reserves, but we used them. However, we need to clear the back side.

Doug: Two points. The ridge road needs to be kept open. It's an escape route to Holmes Ranch Road. We narrowed the roads when we assumed their maintenance from Wilbur Nash. Maybe we need to grade them out wider, to ease brush clearing.

SB: We could observe a standard width for grading.

Bruce: What is the standard width?

Alexa: 18'

Judy: How about bidding on brush clearing? The crew this year was standing around.

SB: I disputed Ed Slotti's charges.

Norm Koebler: The back road is presently so bad a car cannot pass.

Bob Battinich: In the past we abated brush along the whole road in seven hours. We left the brush in the road and followed with a chipper.

Bruce: Maybe we are paying for too high a specification of brush clearing involving expensive machines and crews.

Tom Spinardi: Last year we used Round-Up on our scotch broom. The results have been impressive.

SB: Spraying is controversial. But we can try doing the clearing the way Bob describes.

NK: We'll bid on hand-clearing.

Alexa: You'll bid it for us?

NK: Yes. We've done it before.

Francoise: I propose we answer Judy's concern by passing a special assessment this year of \$25 to see a disaster preparedness fund, the upper road only.

Judy: I second.

The vote was unanimously in favor.

Judy: I'd like to see it keep going.

Bill Seekins: I'd like to see it keep going.

Bruce: Next year we can discuss whether to continue.

Old Business - Dust Off

SB: Last year we approved \$3000 for applying dust off selectively on the upper road. We did not have the money this year so it could not happen. Does Dust Off need to be applied every year to sustain effectiveness, or can a year be skipped?

NK: We apply Dust Off to about four ranches. Our experience is, if you skip a year you lose a lot of dirt and a lot of effectiveness.

SB: Do we apply dust off on the upper road?

Doug: I have plugged culverts! Infrastructure must have priority!

Judy: I like Dust Off, but we must mind priorities.

Bob Battinich: Less maintenance is required following dust off application. So there is some payback from it.

Bruce: I will mention each year the dream of extending Dust Off to the upper road as a some-day goal.

SB: The "wish list."

Old Business - the Culvert at Big Meadow

SB: This culvert (points to the east) must be replaced. The bottom is eaten out.

Bruce: Big Meadow will likely be closed for part of a day to allow the work.

Alexa: Norm, when can you clear that brush on the back?

NK: Why don't we wait until next spring?

SB: We need that road cleared to at least a car's width to allow egress by Big Meadow people during the hours Big Meadow must be closed.

NK: We should be able to do it.

New Business - Slippage at Clowe Ridge

SB: In the spring there was a slippage at Clowe Ridge. It happened previously, in 2003. If you inspect in that vicinity you see a pond above the road.

Doug: They located the culvert intended to drain the pond above the waterline. This is known as "Wallace's Folly."

SB: There are a lot of potential solutions. The least expensive is to simply grade it promptly following a slippage.

Bruce: Steve Williams claims that in 30 years it has slipped three times.

Bob Battinich: You have material there, in the form of that hump. Push that material into the pond. This raises the bottom of the pond. Then apply Bentonite so water does not soak into the ground.

SB: I like that.

Bruce: We'll investigate turning this into a project.

Bob B: A few sacks of Bentonite applied prior to placing the dirt will seal the deposited dirt.

Paul: When they grade it, do they just fill it?

SB: We'll get a cost.

Doug: The main seepage might not be from the pond but from the hill farther west. You need to investigate.

Bill Seekins: I may recall, the spring is above the level of the pond.

New Business - the Sinkhole at Martinez'

SB: We are talking about the low spot marked by two cones, at Martinez' property. Bill discovered that the stream goes underground before it reaches the culvert.

Bill Seekins: I cleared the poison oak. The fill is full of rotten logs. I've dug down some. The water is probably following the rotten logs underground. I think the easiest remedy is to concrete the cavities around the logs. Then upstream we need to place a concrete collar so the erosion beneath the culvert is stopped.

SB: We're working on it this summer.

Bob B: Put dry cement into the hole and let the moisture harden. Use sacks of extra rich concrete mix.

SB: There is another issue at that location on the low side marked by the two cones. The road is being narrowed by erosion. We have not selected a solution as yet. Martinez, the owner of the parcel, has agreed to cut brush on his side. Our ideas include:

1. Trench the road on the side of the erosion and lay in a log.
2. Wire baskets filled with rock - "Gabon Boxes". We assume this is more expensive.
3. Install a guardrail. The drop immediately adjacent to the road is 20' but drivers passing this spot do not realize the danger.

Doug: First we need the upstream water solution. Before we invest let's see what it takes to solve the water problem.

SB: The drive up from that low spot is a blind segment.

Business Miscellaneous - Prioritization of Road Work

SB: Bruce proposed we seek member input about the prioritization of road work.

Bruce: These yearly meetings are the only regular method of hearing owners' sentiments about our road maintenance priorities. But the turnout is random and not guaranteed to reflect the common opinion of owners and may in some cases be misleading. I propose we try a simple method of getting more feedback from owners concerning our spending priorities. A simple survey is mailed along with the bill in the winter. This is not a vote, just a harvesting of opinion.

Francois: A lot of people won't respond.

Bruce: That's fine. Non-responders can be assumed indifferent.

Francois: Survey Monkey.

Bruce: Many people on the road do not have excellent Internet access. Maybe we can do Survey Monkey but we must also do a paper edition.

Keith Haycock: How many owners are there?

SB: About 100.

Keith Haycock: How many are non-paying?

SB: Just a few. We periodically make an effort to get what we are owed.

Bruce: Don Harris had a proposal for public humiliation of the scofflaw owners, such as by posting of list of them on a sign at the top of the road.

Paul: Offer amnesty.

SB: We haven't done amnesty.

Francois: Nancy and I worked pretty hard to get the the back dues.

Business Miscellaneous

Bruce: I want to move Big Meadow road about 10 feet sideways along a 60' stretch at the start of Big Meadow. This would happen when the culvert is replaced. (He distributed a diagram to Big Meadow owners.)

Alexa: Let's appreciate the board.

SB: I'd like to recognize Steve Williams. Steve is not well...

(Mary Ann Bramble a statement prepared earlier by Steve Bramble - recollections of Steve Williams and recognition of Steve William's efforts on behalf of the road.)

The first time I met Steve was about 10 years ago on the day the green bridge was being installed. I don't know if there were any other members of the board or ranch association there. I was

bringing a friend to see my newly purchased property and we had to stop while the bridge installation was going on. Right away Steve came up to me and introduced himself. He filled us in

on what was happening and some of the history of the grant that was responsible for getting the bridge. I attended the annual meeting in August and he was presiding over the meeting. Shortly after that he contacted me and asked me if I would serve on the board. Like most people I was not real interested but Steve was persistent and I finally said sure, why not.

The board meetings were held at Steve's home and at every meeting he had road stuff to talk about. He spent a lot of time driving the roads and thinking about how to improve the roads. He had a long view of improvements because the association doesn't not have an unlimited supply of funds and can only complete real improvements if there are extra funds for culverts, brush clearing etc. He has always thought about the road in terms of safety, drive ability and durability.

SB: He wanted to be here.

Bruce: The bridge naming was Alexa's idea.

Paul: We need a motion to name the bridge.

Everyone: Let's just do it!

The meeting adjourned at about 3:30.

I think that, more than anyone else that I have served with, he represents the best in a volunteer road association board member. He has always been available to meet with vendors to make sure that work was completed in a timely and correct fashion. He has always been thinking about the road and where the most need for rock, grading, and culverts are needed. He listens to the road association members and is responsive to their concerns. He also is willing to express his opinion and let people know when he doesn't agree with them.

Since Steve was the person who worked directly with the bridge project and because he has devoted a great amount of time and energy to the board we would like to permanently recognize his contribution to the association by naming the green bridge the Steve Williams Bridge.

NASH RANCH ROAD ASSOCIATION
Minutes of Board Meeting – Saturday September 10, 2011.
Meeting at Wicinas' parcel, 51101 Nash Mill

Commenced at 10:10 AM. Alexa Harz, Don Harris, Steve Bramble, Bruce Wicinas, Tom Spinardi attending.

Nancy Mayer had been invited via e-mail but she did not appear.

Officers

SB: We need a chair, a treasurer and a secretary. I resign from chair.

Alexa: I'll be treasurer.

Bruce: Isn't this subject to a vote?

SB: I nominate Don for chair.

Don: I'm too busy.

SB: I nominate Tom for chair.

Tom: I don't think so.

Tom: I accept.

SB: Bruce, will you be secretary.

SB: We need a new signature card on file. In the past Nancy and I were co-signers. I think we should all be on the signature card, even though the checks will typically be signed only by the bookkeeper and the treasurer.

Alexa: The new bookkeeper I've arranged is Lisa Judd. She does two wineries. Her daughter takes gymnastics from me. She agreed, for \$25 / hour. She's familiar with everything necessary.

SB: Paul M. wants to review the books to keep upper and lower road separate.

SB: I'll give you the envelope which Nancy handed over to me. Nancy registered separate accounts for the upper and the lower road. So we have a total of four accounts.

Don: I'll be vice-chair, to support Tom.

SB: I'll conduct today's meeting. Tom will take over next time.

The Sinkhole

SB: The sinkhole is dig out. Norm Koebler said he would apply the concrete.

Alexa: Norm doesn't always come through in time. He's busy and maybe over-committed.

Alexa: How about using a road crew to do this? Regularly use a consistent three-man crew to brush clearing and potholes. Every two weeks or once a month they spend time as needed.

SB: Last year we did potholes that way. We parked a pile of gravel near the bridge for use for pothole repair.

Alexa: The crew I propose is very efficient. They are licensed. They have Workers Comp.

SB: Workers Comp is very important.

Tom: In the city, with which I am familiar, it's important that their insurance should name the Road Association as among the insured.

Alexa: No problem.

Tom: I thought Koebler would be good. He made the offer at the annual meeting.

SB: We should ask Norm. Maybe he should come to a meeting and talk to us.

Alexa: I like Norm.

Tom: Maybe your crew can be in reserve as backup.

SB: I will talk with Norm to confirm he can do the sinkhole.

SB: The other side of that spot, where the road is falling away, should be looked at by YOU, Tom.

Tom: You have to get the water off the road. Somebody apparently kicked out the berm formerly there. You have the culvert sitting way up in space, a bunch of wood blocking it. You gotta get dirt back under it. To anchor, it something big will be needed such as riprap. This gets into some money. In the city, work like this would cost \$15,000. I don't know the costs of work in The Valley.

SB: We've got to solve this. But your \$15,000 solution is for a perfect world. A guardrail could be a stopgap. Last year that spot gave a lot.

Tom, SB: Place a big log as a guardrail. On the other side, cut brush to widen the travelled way.

Tom: I may have access to some K-rel. But somebody might collide with it and sue. Also, transporting it here would involve a cost.

All: Maybe use a log, obtained locally.

SB: Let's call Norm. Second choice: call Dean. We have to get this going before November.

Tom: I'll call them. I'd like to meet them.

The Replacement Culvert at Big Meadow

Tom: Bob Battinich wants to do it.

Bruce: (explains the work needed.)

Tom: The advantages of having Bob do it: 1) We don't have to pay him immediately; 2) It will be done right.

Bruce: We'll receive a figure from Steve Henderson this evening.

Tom: Does it have to be done this year?

Bruce: It would probably survive another winter. We have not previously discussed the possibility of waiting longer. It's already waited more than a year.

Brush Clearing

SB: Though addition brush clearing has been requested, the upper road has no more money for this year.

Fall Grading

SB: There is no money for grading for the upper road until January. Reportedly the road behind Francois's needs grading, but it has to wait.

The Slip at Clowe Ridge

SB: A 30 or 36" culvert at that location sits above the water level. Due to this condition, a pond forms. Bob B. suggested applying Bentonite to the bottom of the pond

Alexa: Bentonite does not work. We tried it on our pond.

SB: Alternatives: 1) Put in a new drain. 2) Raise the level of the bottom of the pond by adding dirt. But that requires a LOT of dirt. My thinking is, just let it go. Steve Williams reports that the slip has occurred only three times in 30 years.

Alexa: How much dirt is needed? You're welcome to my dirt.

Tom: We do need a source of dirt.

Don: Considering this and the Martinez culvert, can we do a special assessment?

SB: We just imposed a \$25 per parcel special assessment on the Upper Road this year. The lower road has a large balance in the bank - \$15,000. If we elected to do a big job at the Martinez culvert we would probably need an EIR and get Fish and Game involved. That could get VERY expensive.

Tom: When a culvert lies above a stream's flow, fish can't go upstream. Such culverts are of little interest to Fish and Game.

Bruce: Every two or three years we impose a special assessment. This indicates we're over-spending or undercharging.

Don: The money we, the road association spends, is a capital investment for the longevity of the road. It enhances the value of our property. I don't think we over-spend.

SB: T&S Logging was an over-spend. Steve William's idea about brush cleaning was, spend \$3000 per year for what that will buy us. Maybe we commission T&S do a more expensive clearing every five years.

Tom: When we brought in our modular we had the whole road cleared in one day. We just dropped the trimmings on the road. Dean followed with a chipper.

Tom: Regarding a special assessment - let's determine a cost first.

Alexa: Steve Henderson is an engineer. Have him look.

Tom: We don't necessarily need an engineer. Local grading contractors have practical knowledge. However, my sister is a civil engineer.

SB: I will call Norm regarding the sinkhole and the falling away side at that spot. Bruce will "drive" the culvert project. We "pass" on the slip at Clowe Ridge. We'll try Norm for the brush clearing. Erecting the signs at the bridge can be done by the crew.

Tom's Questions

Tom: I have a list of questions. These were inspired by the letter we received from Nancy Mayer.

1) Tom: What is our current financial status? Do we owe \$4000?

A - We've collected some money since our last meeting.

SB: Here's a little history about Nancy: She has been bad-mouthing the board, characterizing it as irresponsible and out of touch. I suggested she may wish to resign if she cannot support the board's efforts.

B - But we need to try to make peace with Nancy. She will be a magnet for dissidents. There are other dissenters. Maybe the board needs to do a charm offensive.

A: The party in December is happening! I'm doing it!

2) Tom: Is there any outstanding debt?

SB - no.

3) Tom: Any fixed costs - overhead, service on debt, etc.

SB - Insurance - about \$2500; bookkeeper - about \$1000.

SB: Some have urged us to commission work by contract.

Tom: To execute a contract requires a carefully drafted plan.

Don: We should have a fiscal policy: anything above \$1000 needs board approval.

Tom, Don: Agreed. Anything over \$1000 needs board approval.

SB: For purposes like this, conference call meetings work fine.

4) Tom: Do we have a schedule of standard rates - what we are charged for routine things?

SB: \$300 per load for rock, is Dean's charge.

Tom: Dean has his own pit. Pardini has better rock - the blue stuff. Deans' is cheaper and less durable.

SB: Last year we applied 39 loads of rock.

5) Tom: The yearly budget for rock?

SB: We judge what we need on a yearly basis.

6) Tom: Do you allow work in lieu of dues?

SB: That's not good. Best just collect dues and pay people for any work they perform.

SB: Gimlet won't come to meetings anymore because he owes back dues. He refuses to pay dues for his second parcel. We implemented the multi-parcel policy a few years ago because we needed money.

Bruce: How many multiple-parcel owners are there?

SB: Several.

Don: What's the total of multiple parcels? How many payers? What if we cancel that policy and just increase everyone'd dues \$15?

SB: We can re-visit it.

Alexa: What happened to Randy?

SB: He was opposed to brush clearing. He argued with Francois.

7) Tom: Every quarter we should send out something to owners.

Bruce: Ten years ago somebody authored a "Nash Mill News."

SB: That was John Wilde.

Don: My wife and I can edit it.

Alexa: I'll mail it.

Alexa: How about the message board near the start of the road? I was thinking of a piece of plywood to which things could be posted.

SB: It needs to be weatherproof. Maybe it needs a little roof.

Bruce: "Community bulletin boards" are my middle name. I'm on it.

Alexa: SB and I will call in two weeks regarding Mancy.

The meeting adjourned at 11:40.

Upper Road Tour

Following the meeting, Steve, Bruce, Don and Tom toured the entire extent of the upper road system. The tour concluded at 1:15.

NASH RANCH ROAD ASSOCIATION
Minutes of Board Meeting – Friday October 21, 2011.
Phone conference

Commenced at 7:05 PM. Don Harris, Steve Bramble, Bruce Wicinas, Tom Spinardi on the call.

Bill Seekins: 707 234 0434

Our numbers:

Bruce Wicinas Ofc (M-F) 510 740 5651 Home: 510 848 1797 Nash Mill: 707 895 9375

Steve Bramble: T: 707 577 1100 C: 707 599 7148 F: 707 579 1730

Tom Spinardi: Cell: 510 393 9050 Nash Mill: 707 895 2221

Alexa Harz: 895 9015

Don:

Underlining indicates stuff we agreed to do.

Bookkeeping

Don: If the bookkeeper doesn't work out, I'll do it.

SB: To get new signers on the signature card the old signers must sign off. I don't know the status of the bank account right now. I sent Alexa an e-mail about a week ago, asking about it. I think we will have only three signers.

Don: I think only residents should be signers.

SB: We're starting to rack up bills. We owe Norm for recent work; apparently there's an outstanding debt to Steve Henderson for last year.

Don, Tom: We e-mailed tonight's agenda.

Bruce: I could not open the .docx attachment; I don't have a recent version of MS Word at home.

Work Completed - Concrete placed around the culvert at Martinez.

SB: Norm did it. Bill S. says that water is still sinking in. Tom and I thought of putting in a concrete floor. Bill S. suggested a tarp weighted by sandbags. Bruce, Tom suggested clay. Bill S says that clay doesn't work. Bill S. says that Fish and Game doesn't like Bentonite. One choice is to let it go, at least for this winter.

(The following discussion was too animated to fully record.)

Don: A stopgap is better than nothing because we can't do anything in the middle of winter.

Tom: Bill S. has taken a personal interest.

Bruce: The tarp and sandbags is a concept, not a complete recipe. I would like to talk to the guy at Caltrans from whom Bill said he got this idea.

Don: We have about three weeks maximum to execute a stopgap. We can spend approximately \$1500 on the stopgap, tarps and sandbags, to get us through the winter.

SB: This has probably gone on for a long time, unnoticed. I'm making a motion we do the tarp and sandbags.

Don: I second.

Bruce: Did we get an estimate of \$1500?

Tom: I estimated it. Koebler can make it happen for \$1500. I assumed \$40/hour labor.

Don: Around here, use \$15/hour for labor.

(The motion proposed earlier was voted and passed unanimously.)

Don: We can reach out to other road associations to get information about remedies.

Bruce: We can't rely only on Bill. He has moved slowly.

Tom: I will call Seekins. I'll write out a work order based on what he knows.

Don: Tom will call Bill S, and formulate a scope of work. He will do it rapidly enough the work can be executed in the next two weeks.

Bruce: This winter I will research a long term solution.

Work Completed: Trimming trees at the Martinez culvert.

SB: Completed, as requested. Except that Norm needs to move Martinez' mailbox back a little

Work Contracted: Steve Henderson's grading that the Martinez culvert is contracted.

Don: The quotes is \$2000.

SB: Steve Henderson should not have to close the road to do the work.

Don: Who's managing the project? That is, who is the contact if something goes wrong or there is a question.

Tom: Sounds like Steve Henderson is good so probably all that's needed is for someone to stop by and hear him explain what he plans to do.

SB: Steve is very clear about what we want done.

Don: I'll ask him if he has any concerns that aren't in the scope.

Work Contracted: Wicinas Culvert

Tom: Bob and I are going to do that, week after next.

Don: Let the residents know the day, and what they should expect.

Pending Projects: The Steve Williams Bridge Signs

Don: Bruce to place an orange X where the signs should be located. I will manage the installation of the signs. Is a \$100 budget O.K.?

All: Fine.

Ploughwrights

SB: We received a letter from a forester, **Estelle P. Clifton**, announcing she has been hired by the Ploughwrights to execute repairs. She says she knows exactly what she's dealing with. She declares she will return every year to check on the condition and to keep tabs on Ploughwrights as concerns this work. But she says she cannot get money from Ploughwrights which is owed to us.

Don: Talk to Hyatt Logging. They are doing the work.

Don: I've talked to deputy sheriff Walker. Somebody has been butchering trees up there to put in a pot grove.

Don: Any action? How can we get money back from them?

SB: A line of people are trying to get money back from them. I'll call the contractor seeking any more information.

Extra Rock for Little Mill Creek

Don: This is a request by Alexa.

Tom: When we start rocking, we'll allocate.

SB: The upper road still has \$4000. We could order one load of rock. There's a plugged culvert on Little Mill Creek. We should get Norm to dig that out. It's probably a couple hours of work. If the culvert were functioning maybe the need for rock would go away.

Don: I'll hire Juan to dig out the culvert on Little Mill Creek.

The Culvert below Clowe Ridge

Bruce: Why not table this until later.

Winter Party

All: Wait for Alexa.

Financials

Don: Sounds like our accounts payable is about \$4600.

SB: Yes, and probably all lower road.

Miscellaneous

Don: We need to hear from Alexa regarding the bookkeeper transition.

Don: Let's all circulate our phone numbers.

Don: I move that we never meet on Friday evening again.
(This motion carried unanimously.)

The call concluded at 8:24

NASH RANCH ROAD ASSOCIATION
Minutes of Board Meeting – Thursday Friday December 1, 2011.
Phone conference; Minutes by Bruce Wicinas

Alexa Harz, Steve Bramble, Tom Spinardi, Bruce Wicinas, Don Harris. Commenced 7:03 PM.

Alexa -- I went to bank. Need a letter signed by Steve. I have a letter going out to Steve. Should I add Don?

Don -- For check signing I propose Alexa and I, *not* the bookkeeper.

Alexa -- Shall we keep Steve on the signing card?

Steve -- I propose we make all directors signers.

Don -- Checks requires two signatures.

Steve -- It worked easily well with Nancy I.

Steve -- I think only board members should sign checks. There must be two signees.

Alexa -- No problem.

Alexa -- We are still owed from this year about \$7000.

Alexa -- We got money recently, about \$448, from a woman who does not owe, according to my records - Mihilyi, Chris.

Don -- How about the other four outstanding invoices?

Alexa -- Steve Henderson, invoice #2: \$2000 to fix Martinez. Ben Gasoway, \$40. Andruni Vineyards, cement for Martinez culvert. Steve Henderson, \$1950, invoice #3 - rock for big Meadow Road.

Alexa -- \$10,682 is in the lower road, net cash available if \$2000 is paid out. For the upper roads about \$3500 is available.

Don -- Pay Steve Henderson \$2000?

Everyone -- "Yes."

Don -- Pay Ben Gasoway?

Everyone -- "Yes."

Don -- Pay Andruni Vineyard?

Everyone -- "Yes."

Steve -- Any invoices from Norm?

Alexa -- Andruni Vineyard includes Norma's expenses.

Alexa -- There is an earlier invoice for Steve Henderson for rock for potholes prior to October, \$900.

Alexa -- The payouts you approved leave \$1950 for the upper road.

Don -- Is Invoice #1 Lower or Upper Rd.?

Alexa -- Lower road.

Tom -- Invoices from Norm should indicate which job or a work order number, so we know which job we are paying.

Alexa -- That's it for my report.

Tom -- How does Lisa Judd bill?

Alexa -- I'll get more information from her.

Alexa I'll get together with Don.

Don -- I have time since I didn't get elected to the school board. I can keep up communication.

Steve -- Nancy used to do the mailing.

Alexa -- I'll mail.

Bruce -- I'll help with whatever.

Steve -- Nancy was a road resident. She used to do it for free. Later she could not do it for free.

Don -- I would not charge for that work.

Steve -- I think this group is more professional than the former board.

Bruce -- I think from January to May is a lot of bookkeeping and correspondence work.

Alexa -- If letters are written I'll mail them.

Don -- How much time do you guess is required?

Steve -- The work entails doing all mailing, getting all invoices, vetting the invoices.

Don -- If it excludes mailing I'm imagining 10 to 15 hours per month for a couple months.

Steve -- This first year may be tough because we are new to it.

Bruce -- Do we need Lisa Judd this year?

Don -- I want to review the task and judge the time commitment. Then I'll decide whether we need bookkeeper.

Steve -- I second that motion.

Don -- Alexa and I will meet tomorrow at 1 PM.

Alexa -- Okay.

(Alexa then exited the meeting.)

Don -- I met with Nancy. She is relieved to unload this job. We are on good terms.

Don -- **Old business -- concrete around culvert.**

Don -- Let's keep an eye on it.

Tom -- Did you see my pictures?

Bruce -- I saw one but could not access others.

Don -- The out-ditching north of the culvert. Bill Seekins thinks we should add more.

Tom -- Maybe add two more.

Steve -- Can we dump water from the road onto redwood not onto dirt?

Tom -- Bill Seekins said he would lay it out, indicating more ditch out locations.

Don -- Any action, then?

Tom -- Do we want to go ahead with that?

Don -- How about monthly conference calls?

Bruce -- Ak!

Steve -- Before, we did not have so many meetings.

Don -- If we have frequent meetings we can move items to the next month if we are not sure about commencing action.

Steve -- Let's go with two more ditch outs.

All -- Okay.

Tom -- The berm at Martinez culvert got run over. I fixed it.

Steve -- We have to watch it.

Don -- Shall we put a K-rail?

Tom -- Not now.

Don -- Shall we put cones back?

Tom -- Yes, put cones back.

Don -- **Wicinas Culvert -- is it working okay?**

Don -- Yes. Does not warrant rocking.

Don -- **Exposing of the culvert on Little Mill Creek?**

Tom -- We made a big hole.

Bruce -- We will keep watching it.

Don -- **New Business - rock applied to Big Meadow?**

Tom -- I think I should get paid for the rock that would have been applied by the board.

Tom -- You don't want to hear my manifesto about work Bob and I have done without pay.

Bruce -- Yes, we do want to hear it. Please write it. Have somebody edit it a little so it's impartial.

Steve -- I think Tom and Bob should be paid for the work they did already this fall.

Don -- Steve, are you talking about up the hill?

Steve -- I mean, up the hill.

Don -- I agree, but -- I agree with what Tom did but the board did not ask him to do it.

Tom -- I think I screwed up about \$1000 worth. If the board had rocked we would have applied three loads. I applied six loads.

Tom -- My manifesto...

Bruce -- Tom, you should get this off your chest by writing the manifesto.

Don -- How about three loads of rock and half the grader work as a proposed reimbursement -- \$975 payable when we can?

Steve -- I second that motion.

Bruce -- Yes.

Tom -- It would be nice if someone up the road ever acknowledged the work we have done.

Steve -- **Potholes**. We usually fill potholes later than this. This year we have early potholes. In the past we had Norm or Steve's crew fill potholes. It takes about a day. If we do it now we will have to do it again. I suggest we wait.

Don -- The bridge is bad, the speed bumps are horrible.

Steve -- I am not opposed to Norm doing it.

Tom -- I think, do it now. I have an opinion about those two speed bumps. Everybody bitches about them. I suggest we take out the speed bump nearer to 128. It's a few feet from a change of surface from paved to dirt which is effectively a speed bump.

Bruce -- We must ask owner if he can let go of the first bump near 128. It may be redundant.

Don -- Let's talk to the owner at that location.

Steve -- So we do potholes now?

Don -- Some other bends are pretty bad.

Steve -- So we need to do about half the road -- 128 to Zach's on big Meadow, and only to the redwood trees on Little Mill Creek?

Don -- I second.

Tom -- I'll call Norm, tell him to limit it to one load.

Don -- **Appointment of people to assess the work.**

Tom -- You drive the road every day. In effect you are assessing.

Steve -- **Selection of grading contractor** -- I got a call from Dean Titus asking "what's wrong?" Dean had wondered why he had received no work and no calls in some time. I explained.

Don -- Sounds good.

Tom -- Dean Titus has history with us. We don't want to burn bridges.

Bruce -- We aren't doing real competitive bidding. Because we don't precisely describe each job, the work each contractor offers for a given price is not equivalent. Therefore it is not valid to simply award to the lower of two figures if there is little difference.

Steve -- One thing about Dean -- Dean does not get out of his cab to lift the shuttle.

Don -- Anything over \$1000 will propose to both of the contractors.

Don -- **Plowright's -- how will we monitor?**

Tom -- There was a grader parked there today, an older one.

Steve -- I'll called the Fish and game woman. Maybe that grader is related to the Plowright's job.

Don -- **Extra rock for Little Mill Creek.**

Tom -- Michael filled the hole with Lee's rock.

Don -- They aren't the best of neighbors.

Don -- **Rock pile for upper road** -- defer to next call.

Don -- **Pending Colbert on Nash Mill below Clowe Ridge.**

Steve -- That's a major project. Just monitor it.

Don -- **Potential work crews.**

Don -- **Winter party.** -- on hold.

Don -- **Financials.** I sent out the and P & L, The A/R.

Steve -- It's little changed since August.

Don -- When do we hit the panic button on cash in the bank?

Steve -- We have more money now than the whole time I was on the board.

Bruce -- That pertains to the lower road only.

Steve -- In the past, the lower road was the problem.

Don -- **Bookkeeper transition** -- my action item: review books more finally.

Tom -- **People who have not paid** -- do you have e-mails for the people who have not paid?

Steve -- I think there is a QuickBook report containing that.

Tom -- I want to analyze the list. Maybe talk to the people who haven't paid.

We adjourned at 8:24 PM