

NASH RANCH ROAD ASSOCIATION
Minutes of Board Meeting – Saturday, January 14, 2012.
Attending: Don Harris, Tom Spinardi, Steve Bramble, Bruce Wicinas.
Convened 5:28 PM at Don Harris residence.

Steve: I talked to the forester (referring to the consultant involved with restoration work at Ploughwright residence.) Most of the work was done but her retainer ran out. Even before it was done, they (the Ploughwrights) started doing stuff they should not be doing.

Don: They've been shooting.

Bruce: I heard it. It did not sound like normal gunshots, but like a continual roar.

Steve: if we harass them enough they may decide to go elsewhere.

Steve: Most of the creek restoration was completed. But they ran out of money.

Steve: Those along Little Mill Creek are the most concerned.

Don, Tom: But it's a concern for everyone when you hear gunshots all day long.

Steve: -- **Pothole filling** -- Koebler did a nice job.

Steve: What we need to have fixed are the speed bumps. They are out of whack.

Tom: why do we need those bumps?

Steve: They are for Gunther's sake. Some people hit them at 35 mph and don't care.

Don: Both bumps need to be put back.

Finance and billing (mostly)

Tom: -- The bank card needs Bruce's signature.

Steve: We have four signers when Bruce signs.

Don: There aren't that many checks written.

Tom: The calculation (referring to the calculation of billing) -how is it done?

Don: I have QuickBooks. I don't have the process.

Steve: It is based mostly upon mileage. The mileage, from 128 to Clowe Ridge, is same for everybody. But there is a different factor applied for full-time and part-time residents. That should all be in a spreadsheet.

Don: The calculation is in the spreadsheet.

Steve: So executing the calculation for the whole billing list should not be hard.

Don: Some people received bills would never use the road. Such as Lazy Creek.

Steve: They should not receive bills.

Don: Would it be prudent to look at the invoices before they are sent?

Steve: Yes. We'll look.

Steve: There are complicating factors. Gimlet owns extra three parcels. The board decided to bill extra for multiple-parcel holders. Gimlet does not pay the extra parcel fee for his extra parcels. Gimlet hasn't been to a road meeting since the change in the billing. In a recent year Gimlet wrote a letter to complain about the road condition. We ignored him since he's not paying his dues.

Steve: Serita is homeless and can't pay. We cannot obtain anything from her. She has no address.

Don: We have little leverage about against those not paying?

Steve: We can take them to small claims court. We can cajole them.

Steve: I have some stuff for you, Don. (Steve hands Don an envelope.)

Steve: Maruna complains that he is not a resident. But he has a tenant who is resident. He owes resident dues on behalf of his tenant.

Don: Maybe we prepare the pro forma bills. We flag the exceptions.

Bruce: How many are subject to the multi-parcel fee?

Steve: Not a lot. Maybe 10.

Steve: Maybe we should review the fee structure, but not this year.

Don: I am expecting a dry year this year. After two weeks of damp coming up, it's (the rain) is going to shut down again. Maybe our expenses for maintenance will be low this year allowing us to restore finances.

Steve: The labor required for the mailing is stuffing about 100 envelopes.

Tom: We can do that.

Steve: Randy Schock is a piece of work. The letter he sent... you can't imagine the vitriol.

Don: I will produce the pro forma billing. If there are exceptions, Tom may flag.

Bruce: I plan to include a customer satisfaction survey in the mailing. How much time do I have until date of mailing?

Steve: End of January.

Steve: The Farm Bureau (minute-taker did not get the whole of this comment)... some people objected about the Farm Bureau.

Don: What's wrong with the Farm Bureau?

Steve: Some people object-their policies, politics.

Don: To whom did we pay for dust off?

Steve: It may have been being Titus. He may have taken care of all of it.

Bruce: From a comment by Alexa, I believe that's correct.

Steve: Dean Titus has, except for two years ago, been responsive and has tried to do everything we asked.

Steve: When we commissioned Steve Henderson recently, Dean Titus asked, "What's up? I have not received work for some time." We said, we're just going to get quotes from two guys.

Don, Steve: It's really good to have two.

Steve: Dave Wallace is really amazing.

Don: Yeah, amazing.

Steve: He's presently having a rough time due to insufficient work.

Tom: How to get a price?

Steve: Dean's prices: rock -about \$300 per load, labor - about \$60 per hour.

Steve: It's really good we are now asking "how much is that gonna cost?"

Don: Henderson is charging \$300 per load of rock, \$75 per hour.

Steve: Dave is unbelievably fast.

Don: Norm did the potholes out of a Gator.

Tom: How did they do that? How did they load the Gator?

Steve: For example, for dust off we can ask Dean, Steve Henderson and maybe Dave Wallace for a price?

Tom: How about Hyattt? We had a good experience with Hyatt.

Tom: You don't want to do TS logging again?

Steve: Never again.

Don: How much money is available? (reviewing bank statement)

Steve: I don't think we can answer "how much is available?"

Don: Does this figure (indicating the statement) include deposits?

Steve: There were three deposits.

Steve: This one (points to it) is for "Mather Kuhn." Here is a bank statement. Here is a bill.

Tom: (looking at some itemized charges on Norm's bill) \$14.50 per hour labor? That's ridiculous. (our understanding is he means ridiculously low.)

Don: You've mentioned we have two checking, two savings accounts.

Steve: Nancy said it was done to set aside the costs for Clowe ridge. It was done to satisfy a particular guy on Clowe Ridge on regularly scrutinized the accounts.

Don: I've noticed expenses apportioned 40%-60%.

Steve: I don't know if that was right. There are more people on lower road including Clover Ridge.

Tom: What areas are we going to rock?

Steve: We assess the need.

(someone:) What about that little landslide?

Don: I can get Juan to remove that for a labor charge of about one hour.

Tom, Steve: Do it.

Steve: What's this \$1950 for Steve Henderson?

Tom: This is for The Lower road, the Martinez culvert repair.

Steve: That check should be in the mail.

Tom: How about our invoice? (referring to a bill from Bob Battinich and himself)

Steve: You guys should be paid.

Tom: (could not be recorded.)

Bruce: Is this part of your manifesto? You should just write it, get it down on paper, so we can hear it.

Tom: The road, where Steve Henderson fixed it, is beautiful.

Tom: Bob likes wide roads.

Tom: The charge on our bill should be equivalent to the road associations portion of Steve Henderson quote.

Tom: A friend of mine had a suggestion. One of our owners could donate land to make a quarry which could cheaply supply rock for the road.

Steve: A quarry on Nash Mill Road? That's not why people come here (i.e. people don't want to see an unsightly industrial site on the road.) That would not be a popular idea.

Adjourned at 6:30 PM

NASH RANCH ROAD ASSOCIATION
Minutes of Board Meeting – May 1, 2012.
 Phone conference

Items received via e-mail prior to the meeting:

(From Tom)

1. Selection of spring grading contractor
 - a. Price
 - i.

	Grading	Rock	40hr + 20 loads
Titus	\$125/hr	\$350/load	\$12,000.00
Henderson	\$75/hr	\$300/load	\$ 9,000.00
 - b. Matrix (see attached excel spread sheet)
2. Arguments for Titus
 - a. He has been doing our roads for 15 years
 - b. He knows and has experience on our roads
 - c. He's proven himself as a competent grader
3. Arguments for Henderson
 - a. His rates are less than Titus
 - b. He has prompt service
 - c. First impression is that he is a competent grader
4. Should we give Titus a chance to lower his price
 - a. He has been our contractor for many years
 - b. He has allowed us not pay him promptly in the past
 - c. He is proven as a competent grader
 - d. He is the grader for Clow Ridge

From Don:

Item	Importance 1 -5	Points	Henderson Rating	Titus Rating	Henderson Score	Titus Score
Price	5	10			0	0
Responsiveness	4	10			0	0
Quality of work	5	10			0	0
Skill	4	10			0	0
Weighted Score					0	0

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

Steve: Dean has done it for years but his quote is quite a bit higher than Steve Henderson's. We owe him a call to inquire. "Can you lower your price?" My vote is give Dean a call to offer him \$75 an hour

Don: We should be looking at a job awarding process we can justify. That's why I did the matrix (above.)

Bruce: In this case the lower bid wins. But we need to sustain competition. A consideration like that is subjective and can't be assigned a numerical score.

Steve: In last couple of years, the contestants have demonstrated comparable quality and skill. So that leaves price as the way to compare. The only real issue is getting it done for the price.

Bruce: I don't know if Titus can lower his price to match Henderson's. Regardless, it is in our interest to see that some work goes his way to assure he stays in the business.

Tom: I think Titus's cost is in line. But I am happy with Henderson's price. And thanks to Henderson we have a figure to compare to Titus's.

Don: Steve's work is good.

Steve: Titus -- \$350 per yard of rock?

Tom: According to bills past.

Steve: I think the average was \$300.

Bruce: Quality is a "wash." We have to go with price. Steve's work is good.

Don: I haven't scanned the opinion survey responses as yet so that I can e-mail them to you.

Steve: We need to give Titus a call and ask his price.

Tom: I don't know Titus. Have you been happy with him?

Steve: During the season about two years ago we were not happy with his response. But last year he jumped and rescued us in on Little Mill Creek.

Don: I agree with Steve. 25% is a significant difference in price. We finally have a competitive bid.

Bruce: There are subsequent jobs to award this year, some of which might go to Titus.

Tom: The economy has been bad.

Don: A sore point among survey respondents is the cost of road maintenance. We are obliged to give big consideration to price.

Bruce: We just call Dean, confirm his price.

Tom: Dust-off is supplied by someone else. Dean bills only four hours labor and provides a water truck.

Steve: I will call Titus.

Don: Financial update: current cash \$52,000. \$10,000 in receivables. Upper road: \$14,392 in checking.

Steve: Then, we can afford to do a little work on the upper road!

Tom: Bob and I are still owed. (What's the billed amount?)

Steve: We can do Doug and Judy's culvert. We can grade behind Françoise.

Steve: Ask Françoise if we can recommission the road behind Françoise. -- Proposal: sharp turn.

Bruce: Anywhere we can commit to maintain less square footage -- is to our advantage.

Tom: Upper road savings has \$9000. Lower road savings has \$40,000.

Bruce: Shall we relieve the lower road of the \$25 surcharge?

Steve: The owners said "keep it."

Don: There is \$900 Dollars Upper Rd savings.

Don: The weather and winter have been wild and woolly. As a resident I realized the priority of continuously sustaining road viability regardless of extreme weather conditions. Maybe we should increase assessment for full-time residents.

Bruce: That's a major topic for discussion.

Don: Can we grade once a year with a roller, so grading can last the whole year?

Tom: We might try a test of section -- maybe the whole lower road.

Don: Somebody reported they ripped out an oil pan, and refuses to pay.

Steve: I'll call Dean Titus tomorrow. I'll e-mail you.

Tom: We're meeting with Terra this Thursday.

Don: I want to apply for a grant from DFG. I can't tell they have funds, but one can ask.

Adjourned at 7:45 PM.

51101 Nash Mill Road – Wicinas/Nishizawa parcel.
Recorded by Bruce Wicinas. 8/29/12.

Present - board members: Alexa H. Croft, Steve Bramble, Tom Spinardi, Bruce Wicinas. Attendees: Susan O'Donnell, Paul Meilleur, Nancy Mayer, Glenn Gasaway, Doug and Judy Nelson, Jim Gimblett, Keith Haycock, Ross Sienck & Bonnie Alexander, Bem Gasaway, Bill Seekins, Robert Battinich, Evelyn Ashton, Francois Christen, John and Mimi Wild, Jody Williams, Adam Forste

Commenced, 2:08 PM.

Steve: The minutes were mailed to everyone. All who read the minutes: are there any comments or changes?

(The minutes were accepted unanimously.)

Financials

Steve: Don Harris is our treasure but he is not here. The financials were mailed. I have here more recent financials but I believe they are essentially identical to the ones that were mailed.

(Steve Bramble walks us through the financials.)

The accounts receivable for the Upper Road is really high - about \$13,000 instead of the usual \$5000. Total current assets for upper and lower road are \$55,961. Don has not yet closed out last year's books.

Paul Meilleur: From these figures I made a spreadsheet that breaks out the figures for lower road from upper road. (Copies were handed out to everyone.)

Net income: \$13,000 lower road. Lower road is now "\$40,000 rich."

For the upper road, 2010 was a bad year But we have retained earnings of about \$14,000 for the upper road, which is real money.

Jim Gimblet: Office expenses are not apportioned between upper road and lower road. I would think the lower road expenses would be more than the upper roads expenses according to parcels.

Paul: The upper road is 51 parcels, the lower road 54. Therefore, according to the tally of parcels the lower road is 57%. We used to apportion shared

expenses not by parcel tally but according to the split of the money received. Formerly we received more from the upper road but now we receive more from lower.

Old business

Tom: Regarding the "slip" below Clowe Ridge, we have done nothing this year. Nothing about it has changed.

Regarding the Martinez culvert, we spent a lot of time. There is a sinkhole at that location. Last year we lost the berm alongside the road at the low point. After that the road began to narrow. We applied quick fixes. We replaced the berm and made several ditchouts to prevent water from getting to the low point. The streambed we lined with tarps and plastic held in place by weights. It seemed to work well but it was a year of light rain.

To replace a culvert in that arrangement, lying very deep beneath the road, is about \$40,000. That's the cost of the "right" way to fix it. But Bill Seekins has an alternate, much cheaper plan.

Bill Seekins: Caltrans sometimes pours concrete aprons upstream of culverts.

Tom: We need to get Fish and game in on this. And I think we should get this rolling.

Steve: Do you have to involve Fish and game?

Tom: In an emergency situation you can do something like this without first notifying Fish and Game. But you still have to notify within two weeks of commencing the work.

Doug: It happened differently at the Ploughwrights. We bypassed the plans and permits.

Francois: Have we given up on doing it right?

Steve: The tarp method worked pretty well. \$40,000 is a lot.

Françoise: About how much is the cost of the "apron" solution?

Steve: About \$2000.

Bruce: Is it advisable to consult an engineer regarding the design for this?

Mimi: If we consult an engineer then we confirm it was not an emergency situation.

Bill: If the plastic worked then concrete will work better.

Alexa: How long will last?

Bill: Maybe over 10 years.

Steve: On the downstream side the drop is almost vertical. The berm we replaced last year forces water to bypass that spot so the water does not erode the downhill side for now.

Doug: About 10 years ago we installed metal aprons on some culverts. We usually only went back about 10 feet from a culvert. On this location we need to go back 30 or 40 feet.

Steve: Can we get a consensus? Tom will proceed, will apply the apron solution and will work with fish and game?

Nancy: Let's vote on all three propositions separately.

Steve: I propose we repair the sinkhole by pouring a concrete apron. Dimensions are to be determined.

(Vote: unanimous in favor.)

John Wilde: Can we leave out Fish and Game? Do we have to mention Fish and Game in the minutes?

Bruce: Fish and Game is now observing us much more closely than ever before.

(The two subsequent requested votes did not happen.)

Tom: Agenda item three: shall we replace the culvert near the Nelsons?

Doug: What that location needs is shaping more than anything. It's been about 10 years since a grader went over that part of the road. The culvert may or may not need replacing.

Tom: Agenda item four: the 36 inch culvert on Big Meadow that I call "Bruce's Culvert."

Francoise: Isn't that done?

Bruce: Here's the story. Tom and Bob replaced the culvert in October but they did not immediately rock the location because I planned to move the road and because a pipe was broken. They waited for me to return to check the pipe. Meanwhile Fish and Game, who had been traveling all our roads, noticed that recent work had been done. They declared this culvert undersized. They also informed us we should have filed a 1602 permit even though we only replaced a culvert with an identical culvert in the same location. They wanted us to make a calculation of watershed at our expense to determine the needed culvert capacity. We exchanged many e-mails. Finally we met. They determined that we did not have to upsize the culvert if we made a couple of mitigations. We must slope the bank at the inlet side at 1:2 and we must rock-armor it. We must install a critical dip across the road on the Big Meadow side of the culvert. This allows water to go over the road without washing it out. The critical dip won't be very expensive but it will be an unpleasant experience for drivers. It's far cheaper and easier than upsizing the culvert or adding a second culvert

Evelyn: That location doesn't drain in the winter. There are puddles.

Bruce: Yes. The solution is to raise that segment of the road. We don't have enough fill in the vicinity to do it. That will improve somewhat when we rock it and put in the dip. Let's see how it is after the work.

Doug: There is a critical dip at Clowe Ridge. Dips are hard to maintain. They are very difficult for the grader.

Bruce: I did not want the dip. We proposed installing another three-foot culvert beside the existing one. That would not have been as expensive as upsizing and there's space for it. They did not like that.

Tom: We are trying to cooperate.

Alexa: Being their friend is tough. It can be very expensive.

Paul: Did you cover the slip at Clowe Ridge?

Tom: I mentioned that to them earlier.

François: What happened to the idea of Bentonite? (A suggestion from last year of sealing the bottom of the adjacent catch-pond supply water to the "slip.")

Tom: We just didn't do anything on that problem this past year.

Paul: I represent the 54 parcels on the lower road. A few years ago we got concerned that the monies of upper road and lower road were being mixed. I'm the official Clowe Ridge Road guy. To the people here it's all one road, but to the lower road and Clowe Ridge people it is two roads. I suggest that we maintain lower road and upper road as separate agendas in the books. Right now they're smooshed together. We need to maintain separate lower road and upper road "consciousness" and reflect in the newsletter, in the agenda, in the financials and in everything.

Steve: We separate them when we plan.

Bruce: I have smooshed them in my consciousness. I want to be better informed.

Paul: Our road meeting is in the spring.

Bruce: One or several of us will attend your road meeting and hear more of your point of view. Then we can reflect the lower road consciousness in the newsletter and in our other decisions. Let us announce the day and time of your meetings.

New business

Tom: Don met with Colin Wilson, the Anderson Valley Fire Chief. Colin gave a verbal commitment to match our \$1000 with a grant of \$4000 to be used to clear the road behind François. We must commit to maintaining it after they clear it. In November through April the work will be done. They will get the necessary approvals and line up the contractor, most likely T.S. Logging.

Gimblet: If that road must be used in winter, it's a problem.

Ben: It was so bad before that they had to _____. You may be better off in the long run rocking it.

Steve: I move we commit \$1000 to receive a matching commitment by the Anderson Valley fire

chief of \$4000 for brushclearing on the road behind François.

(This was seconded, voted and unanimously passed.)

François: Is it a just a gentleman's agreement for us to maintain, or is there a contract of some time?

All: A gentleman's agreement.

Tom: We would like to follow up on the Ridge Road by making it usable by regular vehicles, but that's only an intention at the moment.

Nancy: How about negotiating with Holmes Ranch to pay part?

Tom: That's what we have in mind. We want to approach them.

Tom: I think the rolling dips ruined that road.

Judy: I agree.

Doug: Mila Handley doesn't want any increased use on that road.

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Tom: If you see any spot along the road at which water is not draining, call me.

Doug: An hour with a shovel can make a huge difference.

Doug: That spot (?) I asked the board to fix for many years and nobody ever fixed it.

François: Many potholes appeared near Guenther's this year. That part of the road needs better crown.

Paul: We've been experimenting with techniques of pothole filling. We filled 35 or 40 over 7 miles of road. We tried various techniques. We'll let you know how it works out.

Bill: Some rock on the road at the Martinez culvert would help.

Nancy: Can we back up -- you mentioned \$30,000...

Tom: They have a total of \$30,000 for the whole valley. Our share would be \$4000.

Evelyn: The washboarding was worse than it's ever been. Could you address that?

Tom: Here are my priorities for fall maintenance of the upper road:

1. Finish Bruce's culvert.
2. The big turn near Gasaway's -- grade and rock.
3. Moore Homestead Road – culvert and/or improvement.
4. Grade all of Nash Mill Road.

Dues structure

Steve: (Introduces the topic) We pay a fixed lower road charge, plus the upper road pays a distance fee. There is a distinction for full-time versus part-time. A few years ago the lower road added a \$25 charge to make a reserve fund. The upper road didn't agree to that. The \$25 was designated to a savings account for the lower road. Somebody suggested an additional parcel fee. The upper road didn't want to assessment dedicated to savings.

If money was left over we put it in a savings account.

Last year the upper road reserve was close to zero, so we voted an additional \$25 extra fee for the upper road

I don't think we've changed the charges for years. The lower road is fine. The upper road just squeaks by.

Another question is -- how good you want the road?

We're not going to change anything today.

Judy: Everything else has gone up. I think we need to charge more.

Steve: Some people think things are unfair so they don't pay.

Doug: Before the Association, road work was quite arbitrary. Outlying parcels got minimal service, enough only to make sure they remained accessible.

John Wild: Near the beginning, we did a lot of work deciding if our system of charging was equitable. It was tested by a succession of small claims suits. The small claims decisions determined that it *is* equitable.

Françoise: I'd be curious to hear people's feelings on several points. Point one: should we charge higher fee per distance?

(We voted. All but two voted in favor. Only Nancy and Ben Gassaway dissented, with a comment about rocking, grading, truck lines and branch lines I could not record.)

Bruce: The suggestion is to set up a working committee to look at this and to author one or more proposals. Do we need more money? Shall we devise a more rigorous criterion for allocating dues, considering branch lines versus trunk lines? We'll circulate proposals to the owners during the year. About a year from now we may elect to make a change.

John Wilde: Set up a committee to study a fee change the structure.

(Immediate volunteers included François, Nancy Mayer.)

Françoise: Point two: is it fair to pay by parcel rather than by person?

(We polled; only Bruce and Jim Gimblett dissented.)

Nancy: ~~We're on record -- we don't want parcel~~ fees.

Jim: People who use the road should pay. Charge should be per use.

Bruce: This group here today shall not presume to change the fee structure. We are only a small number of people who happen to come to this meeting. We don't fairly represent all the owners.

Bruce: One more show of hands please: shall we take in more money on the upper road?

(Voted; only Nancy and Ben Gassaway dissented.)

Nancy: The board can manage money better.

Re: the website

Bruce: Several owners were enthusiastic about creating a website. We can think of various useful as well as interesting functions for it. Don and I both know how do to it. Don really wanted to do it on top of his treasure duties. So we unleashed him. The

URL is "NashRanchRoad.com." So far we only have a placeholder page at that address.

Paul: On the lower road we have a Yahoo group. It's a lot better than nothing. We can use that to announce things like "we're doing dust off."

Nancy: Can we do a poll on Dean Titus versus Steve Henderson?

Steve: I don't think that's productive. This year we approached Dean to do the dust off on the lower road. He declined. Our job is just to get the work done competently for the best cost.

Bruce: We contracted almost nothing this year. This may have created the impression that "the other guy" was getting the work.

Ben: I heard the fire (referring to the brush fire on Big Meadow a couple days previously) was due to excavating. Can we find out who and how?

Evelyn: They were excavating a eucalyptus stump at 5:00 PM. They hit a rock and made a spark. It's not a good idea to excavate at that time on a hot July day.

Bruce: (In response to mutterings about fault) We should not try anyone in their absence. This is not productive.

Judy: (changing the subject) The Ploughwrights reimbursed us \$1000. I hereby reimburse our board \$1000! (Judy comes forward and presents Tom a check.)

We got this check from the Attorney General in response to a claim we filed. When a civil case comes up, you write a letter to the court saying you are a private citizen and you're out X dollars. Steve Squires taught us how to do it. The claim thereby stays on the top of the pile. If the defendant ever pays then the claims on top are honored first.

Bruce: One more item before we adjourn. A few years back we changed the weekend of the meeting. It seems the average attendance has been lower since we changed to this first weekend in August. Should we change back to the second weekend of August?

Someone: Some people in the winery business such as the Bonino's can never make this weekend due to conflicts.

Francois: But the second weekend conflicts with the airshow.

Doug: On the next mailing list a couple of different weekend choices on newsletter, and hold a poll.

Another idea: Let's just rotate the meeting date among about three weekends over three years one in July at one week in August 2 other week in August.

We didn't vote on this but it seemed well received.

Adjournment at 3:55 PM.

Thanks, all, for the wonderful food and drink.

NASH RANCH ROAD ASSOCIATION
Minutes of Board Meeting – October 6, 2012.
At the ranch of Tom Spinardi, Big Meadow Road
Minutes by Bruce Wicinas 10/17/2012

Commenced 5:30 PM. Attending: Tom Spinardi, Steve Bramble, Bruce Wicinas.

Tom: How much cash have we?

Bruce: The lower road is so flush, perhaps it can suspend the reserve fund fee? What's the threshold?

Steve: We haven't reached it. The upper road has a reserve fund now.

Bruce: You can barely call it a reserve fund as yet. The "change of fee structure" project we can revisit later in the meeting.

Tom, Steve: The "**accounts receivable**" numbers are terrible.

(Everyone reviewing the accounts receivable list)

Steve: Tanner should pay.

Bruce: Have these people received reminder notices?

Steve: Remove Ferrari-Corano Vineyards from the list. They do not use the road.

Steve & Tom: We need reminder bills to be re-sent – at 30 days, at 60 days.

Steve: Any "accounts payable?"

Tom: No.

Steve: Bruce, why must the bookkeeper "meet with Paul?"

Bruce: I learned from studying the papers in the box that Paul has been Nancy's auditor over the years. Paul knows how to close the books. Moreover, Paul is the trusted representative of the lower road.

Steve: I think he's been helpful.

Steve: Has Don said he can do the **bookkeeping**?

Bruce: I don't think he wants the job.

Steve: I know a suitable accounting firm in Santa Rosa. They're very good. They charge \$65 per hour.

Bruce: Wow. The job involves a lot of correspondence. That can add up to a lot of hours.

Steve: It's not a lot. Maybe 10 hours a year.

Tom: Don says that every deposit takes an hour because of the complexity of the accounts.

Steve: I think we can make it easier.

Bruce: An individual is better suited to this, I think.

Steve: All previous directors of the Association were not excited about Nancy. She makes mistakes.

Tom: Let's all gather candidates for the job.

Steve: Don checked around.

Tom: How much were we paying for accounting when Nancy was doing it?

Steve: Estimating -- about \$1300 in 2011.

Steve: Nancy had an opinion about everything. For example, "Steve Williams was a spendthrift."

Steve: For one month we'll gather candidates. Then we review the candidates.

Tom: We need a professional.

Steve: I'll call Mike Schapiro the realtor. He might know someone.

Bruce: I want to see a **policy regarding spending**.

Steve: Nancy brought up a good point at the general meeting. We should have a plan for primary, secondary and tertiary roads.

Bruce: We can assert our policy on maintenance of primary and secondary tertiary roads. Then people's expectations will be in line with what we can provide.

Steve: There should be a plan for the application of maintenance.

Tom: I want to see records with dates of when we did what.

Steve: There are emergencies.

Bruce: That's what the reserve for fund is for.

Tom: Gimblet prefers a special assessment for emergencies over saving money for them in a reserve fund.

Tom: Regarding spending policy -- I don't think we have enough money.

Steve: We want to do the same on the upper road as on the lower road but we need more money. Maybe \$100 more per owner. We will describe to people what they'll get in turn for an increase in fees.

Tom: What if there is a catastrophic events?

Steve: It will still take about five years to build up a big reserve even with such of fee increase.

Tom: Maybe the lower road fees get reduced by \$87 and the upper road fees are increased by \$87.

Steve: It's time to figure this out. This year.

Steve: A spending policy is also a helpful guide to new board members.

Steve (looking at Tim's proposed budget:) What is this "10.5 miles?"

Bruce: Do we need this much grading?

Tom: I measured 14 miles via watching my odometer. (Tom explains his budget for proposed fall work -- see "**Fall Budget**", attached.)

Steve: I propose we execute Tom's whole plan -- \$8500 worth. We have \$11,500 in checking. Remove \$8500 leaves \$3000. We also have \$1000 in savings.

Bruce: We need to reaffirm our "friendship" with **Dean Titus**.

Tom: On Tuesday I went to talk to Henderson when we work together on the "critical dip."

Steve: We can also call Dave Wallace.

Steve: What about the **Martinez culvert**?

Tom: That's lower road expense.

Tom: I'm worried about Fish and game.

Tom: (Regarding the website – to Bruce;) You are taking over the website.

Tom: Regarding the grant for **brush clearing on the back road** -- I have a concern that we can't afford to rock and grade sufficiently to keep up our side of the bargain.

Steve: It only has to happen by next summer. We can afford the grading. It only needs grading.

Tom: Okay.

Bruce: Is the grant being executed? You'll check with Don in about two weeks?

Bruce (regarding the **website**;) Don gave me the credentials for the Internet provider. I'll get on with that as soon as possible. It won't be fancy.

Tom: You have to check out the Holmes Ranch website. It's very well done.

Bruce: In the past the road association charged for commercial activity.

Steve: Recently there are fleets of trucks using the road for grape harvesting work. We could try to charge for such activity if we have enough energy.

Bruce: One final item - who should be on **the dues committee**? How about Judi?

Steve: Seekins? Or Jodi?

Adjourned at 7:12 PM

Received via e-mail prior to the meeting:

FALL BUDGET				
MOORE HOMESTEAD				
3	LOADS OF ROCK	\$ 320.00	\$ 960.00	
8	GRADER HOURS	\$ 75.00	\$ 600.00	
		TOTAL	\$ 1,560.00	\$ 1,560.00
BIG MEADOW TURN				
3	LOADS OF ROCK	\$ 320.00	\$ 960.00	
8	GRADER HOURS	\$ 75.00	\$ 600.00	
		TOTAL	\$ 1,560.00	\$ 3,120.00
BRUCES CULVERT				
3	LOADS OF ROCK	\$ 320.00	\$ 960.00	

3	GRADER HOURS	\$ 75.00	\$ 225.00	
1	EROSION	\$ 400.00	\$ 400.00	
		TOTAL	\$ 1,585.00	\$ 4,705.00
		TOTAL OF 3 JOBS	\$ 4,705.00	\$ 4,705.00
	GENERAL GRADING			
10.5	MILES	\$ 300.00	\$ 3,150.00	
0	LOADS OF ROCK	\$ 320.00	\$ -	
8	LABOR FOR DITCHOUTS	\$ 25.00	\$ 200.00	
		TOTAL	\$ 3,350.00	\$ 8,055.00
	ACCOUNTING			
30	HOURS	\$ 35.00	\$ 1,050.00	
		UPPER ROAD ONLY	\$ 525.00	\$ 8,580.00
	FIRE GRANT (2013?)			
1	ROAD ASSOC SHARE	\$ 1,000.00	\$ 1,000.00	\$ 9,580.00