

Subject: Fallen Leaf Lakeview Corporation Annual Meeting - July 3, 2021

This year's meeting got off to a wet start; what was intended to be an in-person outdoor meeting at the Brooks Cabin, was met with a heavy downpour just prior to meeting time.

Working quickly, the Brooks/Romano family, with the help of other members, managed to move all the chairs they'd set up outside and got them dried off and into the cabin in time for the arrival of about 30 members and their families.

We thank the Brooks for their resilience and quick thinking to ensure that our meeting took place despite the bad weather!

Agenda Items 1. and 2. Following introductions of those present, the meeting was called to order at 3:15 PM

3. President Greg Bryan asked for a moment to remember FLLC members who have passed on;

Most recently, Karen (Lind) Ruef passed away on September 29, 2020. According to Karen's daughter, Liz Dick, Karen and her family had a long history at Fallen Leaf before she and her husband began building their 'Gothic A-Frame' from a Sunset Magazine Kit in 1969. Karen was a schoolteacher, and according to family and friends, Karen wasted no time closing the door on her classroom every summer, heading straight for Fallen Leaf, her favorite place.

Also remembered was Willis Swan, who passed away in 2018. As President of the FLL Mutual Water Company for many, many years, Willis worked tirelessly to bring safe drinking water to the company's stockholders, seeing us through many federal and state changes in regulations.

In addition, numerous upgrades were made and new tanks were installed under Willis's management.

A plaque honoring his service to the community was unveiled on the front wall of the Water Company on July 4th, 2021.

4. President's Report on the State of Fallen Leaf Lakeview Corporation

Greg reflected on the terrific new portions and repairs we have completed on the dock thus far, thanks to the support of all 39 of our FLLC member cabins.

Also discussed was a future Phase 2 of our dock improvement plan. A tentative quote has been received from Pacific Built, our contractor for the recently completed dock sections, for replacing the shoreline dock and the north finger (swim dock), both of which need replacement. With their estimate for construction and materials, plus our estimate for engineering, plans, permits, insurance and other related expenses, we think the overall price will be approximately \$460,000.00 or about \$11,800 per member cabin.

It was mentioned that we may possibly solicit bids from other contractors, however, we had great difficulty in getting bids for the first construction project. Greg mentioned that Pacific Built was a great contractor to work with; their work and materials are first class and they stuck to the agreed budget for the project.

We also discussed the need to work on stabilizing the parking area on Fallen Leaf Road which will involve some sort of retaining system, which could be a concrete retaining wall or some

commercial system that is designed to stabilize hillside terraces. We will seek a bid to get an idea of the cost of that improvement.

A question arose about the timing for these projects. Since we are all recuperating from the last assessment, the timing for these projects will be determined by the 'will of the members' and will not proceed until there is a consensus to do so. A survey will be distributed to the members in the fall to get a feel for determining a timeline to move forward.

There was a suggestion that in the interim, perhaps there is some work we can do ourselves to improve the shoreline dock, lockers and other areas of the Marina.

5. Treasurer's Report

Jim Thompson opened by saying that we are very fortunate to have Frances Farmer as our Financial Assistant. The funds we raised for dock repair put us in a taxable category that we have never before experienced, however our taxes were managed so as not to increase them.

Frances not only collects all funds raised, but she deposits them, works with a CPA to file and submit all required taxes, and pays all contractors and expenses.

Frances then reported on the status of our 3 bank accounts:

A. Dock Account - as of the date of this meeting, we had \$36,592.63 remaining from the assessments all members paid for the first phase of dock repair.

B. Regular Checking Account - stands at \$53,077.22, which is funded by annual dues from members.

This account is used to pay:

- Fed and State Tax preparation,
- FL Mutual Water Company (standby unit status fee),
- General Liability Insurance & Officers and Directors Insurance
- Emergency contingencies

Our insurance has become a serious topic now that we have a large portion of newly constructed dock, that requires a decision about our current carrier, Inszone. Inszone is a large agency that is buying other companies, including the small company with whom we did business for many years.

Our 2021 insurance proposal saw an increase in Officers and Directors policies, plus General Liability Insurance of \$675. Property Insurance rose to \$4500 plus fees of \$601.31 for the above, totaled \$5776.31.

Frances undertook a search for another insurance company, even looking in her home county of Amador, but quickly learned that insurance agencies now adhere to a system of 'Blocks,' which prevents them from competing with a company already in place.

Frances learned that we cannot 'shop' for new coverage until February 2022, approximately 2 months before our coverage lapses.

One member suggested that we explore looking for coverage from another state, ie, Nevada. We will look into this.

Another thought was raised, and that was how much we pay for dock property coverage and how much our insurance would cover in a 'loss'. For instance, now that the bulk of the dock structure is steel, a fire at our dock would burn the decking. The cost of replacing that decking would certainly cost less than the insurance premiums we would pay over a number of years.

Members at the meeting seemed to be of the opinion that we can self-insure the property and can insure with another agency for Liability and Officers & Directors coverage.

The Board will consider this alternative and poll members for their opinions.

6. Administrative Matters

A. Greg asked if there were any questions on the minutes of last September's Zoom Meeting. Hearing no comments, the Minutes were approved.

B. Appointment of Harbor Masters for the 2021 Season

1. Doris May and Matt Gurish were again appointed. Make sure to contact them before mooring at (530) 541-3909

C. Director Terms Expiring

Greg opened the matter by noting the 3 positions to be filled. Two of the incumbents, Jill Romano and Jim Thompson, are running again and a vacancy was created by Mary Jane de Luchi's announced retirement.

Greg took a moment to speak about Mary Jane's 25-year tenure as a dedicated FLLC Board member, and the hard work she has provided for all these years.

Mary Jane mentioned that serving on the Board was an honor and a pleasure, especially getting to know all our members and she thanked them for the opportunity to serve such a special community.

Prospective Candidates

One of our newer members, Becky Chaplin Kramer, introduced herself to the members and expressed her interest in serving on the Board.

Incumbents Jill Romano and Jim Thompson expressed their willingness to continue serving on the Board.

A call was made for nominations from the floor; hearing none, President Greg Bryan then asked for a motion to accept the slate of candidates; A motion was made and seconded.

Members present accepted the slate of candidates by acclamation.

7. New Business

Dock Locker Sharing

Mary Jane reminded members that there are 5 families who are without dock lockers. A plan for sharing or lending lockers was conceived by Jill Romano several years ago and has been quite successful.

Members whose lockers are underutilized are asked if they will volunteer to share with newer members for the season.

Please let us know if you have space for a share, or if you are a newer member hoping to share.

8. 2021 Potluck

Unfortunately, a pre-meeting get together was rained out this year, however we hope to return to our traditional meetings, followed by a potluck, as soon as possible.

9. Work Party

Sunday, July 4th saw many families turning out to do trailer lot clean-up and lots of pine needle raking and bagging all the way down the trail to Fallen Leaf Road.

For those who aren't able to pitch in at a work party, we would love to have donations of sturdy contractor bags to fill with heaps of needles, AND bottled water is always welcomed by our hot and dusty volunteers.

We thank all those who turned out - please forgive us if we missed your name on our long list of volunteers below.

Working with us on the trail and turn-around were:

Stephanie Bryan and Erica (Bryan) Schwartz + Logan and Allison

Debbie McCaffrey and Cheryl Evans + Brodie

Karen and Mike Gemmill + Archer, Mason and Levi

Bryan and Aga Egan + Sean and Forrest

Steve Aichroth and Josh Trowbridge - Marino Cabin

Don Houghton and Greg Bryan fixed lockers and loose decking at the dock

10. 2022 Annual Meeting is scheduled for Saturday, July 2, 2022

Place tbd

11. 2022 Potluck - this is still tentative, but we hope we can return to this tradition and continue to raise funds for the Emigrant Road Fund with our White Elephant Auction, the proceeds of which now stand at \$9,900.79, after receiving donations totaling \$425.00 so far this season.

12. Adjournment

A motion to adjourn the 2021 Annual FLLC Meeting at 4:46 p.m. was seconded and carried.

13. Non-FLLC items

Members commented on the patches made to the worst potholes on Emigrant Road.

Thanks went to Dan Gilson, Matt and Jonathan Gurish who did as much as they could to improve the road. We were all asked to please drive slowly, as well.

Respectfully submitted,

Mary Jane de Luchi,

Outgoing FLLC Secretary