

SLO Running Deer Ranch Company, Inc.

Board Meeting – January 21, 2017

Bullard Residence, Running Deer

Bob Boals.....President
Jerry Reese.....Vice-President
Carol Bosman-Anderson.....Secretary
Don Bullard.....Treasurer
Jerry Ford.....Dock Chairman
Chris Besvold.....Board Member
Scott Brownell.....Board Member
Leo Kennedy/Carl Steinkraus...SNRA Reps
Don Bullard/Chuck Enterline....NRWMAC Reps

Call to order: Meeting was called to order at 9:03 a.m. by President Bob Boals.

Board members in attendance: Bob Boals, Jerry Reese by phone, Jerry Ford, Carol Bosman-Anderson, Don Bullard, Chris Besvold, and Scott Brownell

Guests: John Camacho, Ken McAllister, Thelma Bell, Leo Kennedy, Tracy Anderson, Jerry Ahrens, Carl Steinkraus

Opening Remarks – Bob Boals: Bob B., president, opened the meeting with an update on road conditions following recent rainstorms and high winds. Board members have been clearing fallen trees off the roadways and monitoring surface conditions of the asphalt. Treasurer Don B. reported 15 ½ inches of rain in 15 days, 8 inches at the airport, and 45 inches at Rocky Butte. There have been high winds up to 40 mph. Lake elevation has risen from 728 to 772 during this rainy period.

Review of last meeting’s minutes: Review of minutes was completed/approved by email prior to meeting and sent to the membership.

Treasurer’s Report – Don Bullard: Don B. provided the financial report, with all account balances verified by bank statements (report and bank statements attached). We are in good financial standing. \$1,000 is still encumbered for accounting fees, and \$15,617 is available for emergencies. On April 1, monies will transfer to road account. The Allocations Account is a separate bank statement. 103 owners have paid dues for the year.

Budget balances are in good shape. We will file as a non-profit 501C3 for the first time this year, with former treasure Louise O. finishing final work on this project.

Motion: by Jerry Ford, to accept treasurer’s report. Seconded by Carol Bosman-Anderson. Motion passed.

COMMITTEE REPORTS:

Road and Point Maintenance – Don B.

- There is a lot of downed wood due to all the storms. We will need to do a burn in late April, and work party for the Point on Easter weekend.
- He recommends we add \$1,500 worth of base to the point roads, as rain has washed some of it out. Tractors of RDR owners could be borrowed for the work. He expects a high usage year ahead, and would like to purchase two \$180 5 mph buoys to add to the existing four. Don & Jerry reset the buoys currently.

Motion: by Bob Boals, to spend up to \$400 on new buoys. Seconded by Chris Besvold. Motion passed.

- The launch has 300 ft. of concrete under water. The rocks lining the ramp have really helped prevent erosion, and we should consider adding more in the future. CAUTION TO ALL MEMBERS: THERE ARE ROCKS UNDER WATER ON BOTH SIDES OF RAMP.
- The roads have some squirrel holes and a couple sinkholes. Concrete will be added to the holes. Portions of resurfaced roadway on Aluffo have cracks that need sealing or rainwater will seep through. Some shoulder work is also needed.
- Carl Steinkraus asked that the stop sign on Aluffo Rd. be replaced because it is faded.
- Jerry Reese announced that brush clearance on Gage Irving is needed. He will contact CDF.
- Thelma Bell asked whether caution signs should be placed on ramp to warn of boulders. Rather than create more signage, Bob Boals will send out an email warning to owners and place on the Facebook page.

Docks – Jerry Ford

- There are six owners on a waiting list for a multi-slip dock, led by Lee Holoien and Steve Cox. The additional owners are Adrian Van Deudekom and Latham Jacoby, Mike and Jolene Herrick, Jaimie Pliska, and Jean Ermer. Don Bullard has given them instruction on the process with the County and RDR. The question remains, where can it go? Bob B. reiterated that the Board cannot accept requests for a slip in a group dock; this has to take place outside the board
- One member asked if they would lose their point space for a single dock if it was moved to Town Creek during the high water period. Jerry Ford believes it should be addressed by the dock rules committee because it is not currently.
- One dock owner still needs to put steel cable out for their dock, and Jerry F. will notify him. Jerry F., Jerry R., and Don B. continue to move other owners' docks as the water level rises. Owners are asked to address adjusting dock lines on their own docks. Jerry F. will notify owners.
- Carol Bosman-Anderson voiced owners Thiessen and Bosman's concerns about the proposal for a finger dock at the ramp. Concerns: ramp exists on a road easement on the Thiessen/Bosman property, and road easements do not include options for a boat dock; a boat dock presents additional liabilities for the property owners, requiring broader insurance; all the property owners (4) at 5325 Aluffo Rd. would need to be named as additionally insured on the RDR policy. Bob B. reiterated that these items would be duly noted in the new dock policy proposal. Jerry F. will set up a conference call with the owners in February for further discussion.

Fire Prevention – Jerry R.

- All the equipment is in good working order.

Gates and Keys – Don B.

- In mid-April he will re-key the ramp and point gates.
- Carl Steinkraus reported that the readout on the gate is broken and it will cost \$500-\$600 to replace. Discussion on pro's and con's of getting a whole new gate system with schematics followed. Don B. said the current system is 25 years old, and felt we should partner with SNRA to replace. Jerry Ahrens noted that a new system would cost \$2,000, but more crucial, the follow up maintenance would require getting professional technicians to do the work, as vendors will not sell parts to private parties. Safety shadow loop is also not working. He suggested we make current repairs. Gate is not a deterrent to trespassers as the code is widely known. RDR owned; system is SNRA owned. Bob B. said there would be no decision to replace the gate system at this time, and expenses would continue to be shared with SNRA.

Correspondence – Bob Boals

- Owners are reminded to connect with the new Facebook page, which offers timely updates on all news at Running Deer Ranch. <https://www.facebook.com/runningdeerranchnacimiento/>

Mussel Program – Jerry Reese

- Mussels have been found in Pyramid, Piru, and Castaic lakes. This is not good news for our lake. Jerry urges owners to get inspection training for residential program. Future training dates are to be announced. RDR currently has 32 registered inspectors. More volunteers are needed for the upcoming 3-day weekends, especially Memorial Day weekend.

NRWMAC – Don Bullard

- Progress on the tunnel is not known. Gov. Brown signed a \$1 million grant to increase capacity of Lakes San Antonio and Nacimiento. The federal government passed a bill to authorize building more dams. Don is concerned that the county may start letting water out.
- Don encourages owners to consult the NRWMAC website for all information related to the lake, including 3 live webcam feeds from around the lake, reports on current water levels, the tunnel project, and mussel detection information at SaveTheDragon.org

SNRA –Leo Kennedy, Carl Steinkraus

- Leo reports that mud spillage has been loading up the culverts. Silt also undermines the pavement.

Miscellaneous Services – Chris Besvold

- Toilets on the point are fine.

Calendar Review – Bob Boals

- Jerry Reese has completed a yearly calendar noting all important deadlines for RDR. A digital copy will be sent to all Board members.

Open Discussion:

One of the property owners has asked to have their private road included in the allocation of money for road maintenance/repair. Ken McAllister urged the board to carefully consider implications for the future cost to RDR in maintenance and insurance if additional roads are added. Don B. reported that RDR does a set-aside, a percentage of owner's dues (8%), for maintenance of roads, which is a negligible amount. Current roads with a set-aside percentage are Maple Canyon and High Meadow. Jerry Ahrens also urged the board not to take this up. Bob B. reported that this would need to go to the general membership for a vote at the May meeting if any change of road allocation funds is determined necessary. He will look at the costs and ramifications at the next board meeting.

Date of Next Meeting – Bob Boals: Next meeting will be held on Saturday, April 15, 9 a.m. at either Don Bullard or Chris Besvold's place on Whispering Pines Rd.

Adjournment – Bob Boals:

Motion: It was moved by Bob R. to adjourn the meeting. Seconded by Chris Besvold. Approved.