

Wilseyville Homeowners Annual Meeting for 2001

The annual Wilseyville Homeowners Association meeting took place Dec. 1, 2001, in the Wilseyville Fire House, beginning at 1 p.m.

Only eight (8) out of the 27 Wilseyville lumber camp lot owners attended the meeting. They were Burl and Gail Carroll of lot 27, Sunny Lockwood of lot 12, Dee Middleton of lot 11, Janele Miller of lot 25, Don Paolucci of lot 13, Chuck Whiteley of lot 15 and Sue Wingerson of lot 24. Genna Hurst, longtime owner and outgoing treasurer of the association was also present.

West Point resident Genna Hurst acted as meeting facilitator, since she was the only officer present.

The only action taken:

Because there were too few in attendance to form a quorum, no association business was conducted. Since much business needs to be conducted, the group agreed to hold another Homeowners Association meeting at 1 p.m. Saturday, Jan. 12 at the Wilseyville Firehouse.

Discussion and reports:

1. Treasurer's Report

Genna Hurst reported that she had paid the association's yearly property taxes -- \$117.48. She said the association has \$8,137.93 in its account.

2. Road Committee Report

Because the little private road serving the Wilseyville Subdivision is beginning to disintegrate (**pot holes and cracks are forming, the winter rains and frost are damaging the roadway, and there is flooding and water runoff that is causing damage to several houses**), a committee was formed to research ways of improving the road. The committee includes Sunny Lockwood, Gary Miller and Don Paolucci.

Gary Miller did not attend the meeting because he had to do snow plow duty up Highway 4. However, Don Paolucci and Sunny Lockwood made reports. Don said he'd talked to repaving engineers in Sacramento and that they had recommended chip and seal with a dusting of silica sand.

Sunny said she had contacted County Supervisor Paul Stein, who represents the West Point and Wilseyville area, asking if there were any county or state funds for roads such as ours—grants or low-cost loans. He said there are none.

She reported that Paul Stein said the county will work with a homeowner's association, but only after the association has voted on a special roads assessment fee that each member will pay every year for the road, and after the association has set up a board to manage the money and maintain the road.

Then the board can meet with the County Auditor/Controller (Randy Metzger) and arrange for his office to collect the funds every year when they collect property tax. The association will have access to the road funds collected by the county.

Sunny said the homeowners on June Avenue and those on Barney Way had both pursued this avenue in having their streets repaved.

Don then suggested that the county take over the road and there was quite a discussion about why the county probably would not agree to do that. In the end, Don said he'd call Paul Stein and explore the possibility of the county taking over the road.

3. Insurance report

Dee Middleton reported that the contacts she had in the insurance industry felt the association was too small to be a client. They suggested pursuing local coverage for directors and common area insurance. She said her contacts suggested Farmers, State Farm, All State and AAA.

Genna Hurst added the names Homerun, Galli and Masero. She and Dee Middleton said they would call everyone by the next meeting, and have some comparative dollar figures to report to the homeowners.

There was discussion about whether the association should seek only liability insurance, or also fire insurance, since the association owns the garages at each end of camp. Dee suggested that each homeowner ask their individual insurance company what a rider on the individual's fire insurance would cost, to see what is the cheapest way to insure the garages.

Don Paolucci said that our fire insurance costs more because Calaveras County Water District (the district servicing Wilseyville and West Point) have "fumbled the ball on fire protection." He said the hydrants in Wilseyville Subdivision have not been flushed in years.

4. Annual dues

There was quite a discussion about whether to raise homeowners dues. There is an annual dues of \$50 per lot written into the association bylaws, yet for more than 20 years no dues have been collected. Because no dues have been collected, the association does not have the money it needs to repair the roads or do other repair and improvement work.

Don Paolucci said that people are struggling with the large increase in CCWD water/sewer rates and probably cannot afford an increase in homeowners fees.

Dee Middleton then suggested that the association simply begin collecting the dues already due. The \$50 annual homeowners fee is due in full on July 1.

5. New Officers

The association needs to elect new officers for 2002. The names suggested by the nominating committee are:

President – Gary Miller

V.P. Berle Carroll

Secretary---Dorrie Klith

Treasurer—Arlene Fischer

Member -- Kathy Derby

Past president—Chuck Whiteley

During the discussion, other names were mentioned, including that of Paul Hickam to serve on the board. The discussion will continue and voting will take place if there is a quorum at the Jan. 12 meeting. **Dee is preparing a ballot so people can write in names if they do not agree with those presented by the nominating committee.**

6. Special Request

Dee Middleton reported that she is researching the possibility of getting grant money to improve the subdivision. She said there is great potential, but the association needs to establish proof that it is organized as a **501(c)(3)** non-profit corporation. She asked each person present (and is asking everyone who is an association member and who may have some of the original documents) to see if they have a page in their homeowners association papers with signatures of the original people who established the association.

Dee Middleton also introduced the Wilseyville Neighbors Helping Neighbors Program, designed to help all association members get better acquainted and work together to help one another and the association improve our subdivision. **She handed out a form to attendees and gave Genna Hurst copies to send to non attendees.**

Attendees were encouraged to contact three homeowners each to ensure either their attendance or the issuance of a proxy form. Dee agreed to prepare “proxy” forms that provide for “full proxy,” “dues only proxy, or election of officers proxy, and will get copys to Genna for inclusion in her mailing.

Sue Wingerson volunteered to make mailing labels for Genna.

The meeting adjourned at 3:30 p.m. after those present agreed to try and bring together more lot owners Jan. 12 so that much needed business can be conducted. **(Note: Following the meeting, Sunny invited everyone to her cottage (#12) to a small reception for her father, Fred McLeod, who has joined our community for the winter.)**