



LAKE SHASTINA PROPERTY OWNERS ASSOCIATION

AGENDA

Regular Meeting

Wednesday, May 10, 2023 – 5:00 p.m. (Closed Session 3:30 p.m.)

Administration Building

16320 Everhart Drive • Weed, California 96094 • (530) 938-3281

CALL TO ORDER:

LSPOA Board Roll Call: CHANDLER ___ MACINTOSH ___ MOSER ___ PURSELL ___ TUCKER ___

CLOSED SESSION.:

- A. Approval of Closed Session Minutes: April 12, 2023
- B. Approval of Closed Special Session Minutes: April 12, 2023
- C. Approval of Closed Special Executive Session Minutes: April 26, 2023
- D. Current Violations
- E. Mill Fire
- F. Personnel Matters

REGULAR MEETING call to order 5:00 p.m.:

PLEDGE OF ALLEGIANCE:

MEMBER COMMENTS: This is an opportunity for members of the Association to address the Board on subjects within its jurisdiction, whether or not on the agenda for this meeting. The Board reserves the right to reasonably limit the length of individual comments, and/or the total amount of time allotted to member comments. Each individual comment will be limited to three minutes. The member comments portion of the meeting will be limited to thirty minutes (total time). For items which are on this agenda, speakers may request that their comments be heard at the time the item is to be acted upon by the Board. The Board may ask questions but may take no action during the member comments portion of the meeting, except to direct staff to prepare a report, or to place the item on a future agenda.

PUBLIC COMMENT:

CONSENT CALENDAR: Items on the consent calendar are considered routine, not requiring separate discussion. However, if discussion is wanted, the item may be removed from the consent calendar and considered separately. Board members may ask questions to clarify without removing an item from the consent calendar. Individual items are approved by the vote that approves the consent calendar, unless an item is pulled for separate consideration.

- 1. A. Approval of Minutes: Regular Meeting April 12, 2023
- B. Cash Flow Report: April 2023 and May 2023
- C. Budget Comparison: FY 2022/23 YTD
- D. Balance Sheet: Quarterly Report FY 2022/23
- E. ECC Minutes: April 2023
- F. Maintenance Report

DISCUSSION / ACTION ITEMS

- 2. Manager Report (GM) Gross
- 3. Compliance Officer Report (CO) Moser
- 4. FY 2023/24 Draft Operating and Reserves Budgets (GM) Gross
(Res 1-23 Reserve Study)
(Res 2-23 Operating and Reserve Budgets)
- 5. Community Center Facility Use Request (AA) Ristuccia
- 6. Lake Shastina Community Foundation Re-adoption

STAFF COMMENTS:

BOARD MEMBER COMMENTS:

ADJOURN TO CONTINUE CLOSED SESSION:

ADJOURNMENT: The next LSPOA Regular Meeting is to be held on June 21, 2023, Closed Session at 4:00 p.m. and Open Session at 5:00 p.m. at the Administration Building.

- D. Current Violations
- E. Mill Fire
- 1B. Cash Flow Report: April 2023 and May 2023
- 1C. Budget Comparison: FY 2022/23 YTD
- 1D. Balance Sheet: Quarterly Report FY 2022/23
- 3. Compliance Officer Report
- 4. Reserve Budget

The above reports were not available for packet delivery.

If, provided, it will be forwarded to the Board, via email, prior to the meeting.



LAKE SHASTINA PROPERTY OWNERS ASSOCIATION

Regular Meeting
 Wednesday, April 12, 2023 – 5:00 p.m. (Closed Session 4:00 p.m.)
 Administration Building
 16320 Everhart Drive ▪ Weed, California 96094 ▪ (530) 938-3281
Unapproved MINUTES

CALL TO ORDER: 5:04pm

LSPOA Board Roll Call: CHANDLER MACINTOSH MOSER PURSELL TUCKER

CLOSED SESSION: Call to order 4:03 p.m.

- A. Approval of Closed Session Minutes: March 8, 2023- **Approved.**
- B. Current Violations: **Discussion and direction given.**

With no objection by the Board, Pres. Chandler adjourned Closed Session at 4:56 p.m.

REGULAR MEETING:

Also present: GM Gross, AA Ristuccia and CO Moser.

There was approximately 13 people present.

PLEDGE OF ALLEGIANCE: Carried out.

MEMBER COMMENTS: Taken.

PUBLIC COMMENT: Taken.

CONSENT CALENDAR:

1. A. Approval of Minutes: Regular Meeting March 8, 2023
- B. Cash Flow Report: March 2023 and April 2023
- C. Budget Comparison: FY 2022/23 YTD
- D. Balance Sheet: Quarterly Report FY 2022/23
- E. ECC Minutes: March 2023
- F. Boundary Line Adjustment Review- Unit - 53, Lots – 202 & 203, 204
- G. Boundary Line Adjustment Review- Unit - 4, Lots – 629, 632 & 628
- H. Boundary Line Adjustment Review- Unit - 53, Lots – 238 & 237

Motion by Dir. Chandler 2nd by Dir. Moser to approve Consent Calendar as presented.

Ayes: Directors Chandler, MacIntosh, Pursell, Tucker and Moser

Noes: None

Absent: None

DISCUSSION / ACTION ITEMS:

2. Managers Report - **Reported**
3. Compliance Officer Report - **Reported**
4. Maintenance Report - **Reported**
5. Consideration to move Board Meeting

Motion by Dir. Moser 2nd by Dir. Pursell to approve moving the June Board Meeting to Wednesday the 21st at 5pm.

Ayes: Directors Chandler, MacIntosh, Pursell, Tucker and Moser

Noes: None

Absent: None

6. Street sign update/purchase

Motion by Dir. MacIntosh 2nd by Dir. Tucker to approve the purchase of street signs from Statewide for \$6,397.47.

Ayes: Directors Chandler, MacIntosh, Pursell, Tucker and Moser

Noes: None

Absent: None

7. Business Use of a Unit 52, Lot 101, Dad Bod Snackz

Motion by Dir. Moser 2nd by Dir. Pursell to approve the Business Use of Unit 52, lot 101 for Dad Bod Snackz.

Ayes: Directors Chandler, MacIntosh, Pursell, Tucker and Moser
Noes: None
Absent: None

8. Community Center Use Request:
1) Cooking Classes

Motion by Dir. Chandler 2nd by Dir. Tucker to approve the Community Center Use Request for Cooking Classes as presented in memo.

Ayes: Directors Chandler, MacIntosh, Pursell, Tucker and Moser
Noes: None
Absent: None

STAFF COMMENTS: **Taken.**

BOARD MEMBER COMMENTS: **Taken.**

ADJOURNMENT: **at 6:10 pm.** The next LSPOA Regular Meeting is to be held on May 10, Closed Session at 4:00 p.m. and Open Session at 5:00 p.m. at the Administration Building.

Approval Date: _____

Alan Pursell, LSPOA Secretary

**LAKE SHASTINA PROPERTY OWNERS ASSOCIATION
ENVIRONMENTAL CONTROL COMMITTEE (ECC)
4/5/2023 9:30:00 AM - UNAPPROVED MEETING MINUTES**

Regular Meeting - Administration

Item 1. CALL TO ORDER
9:28 am
Members Present: Green Mohlabane Moser, R. Chandler O'Conner
Absent: None
Staff Present: Moser, K.

Item 2. APPROVAL OF AGENDA
04/05/2023

Motion: To approve 4/05/2023 Agenda
Motion by: Moser; Second by: O'Conner
Votes: Ayes: Green Mohlabane Moser, R. Chandler O'Conner
Noes: None
Motion Carries

Item 3. APPROVAL OF MINUTES
03/15/2023

Motion: To approve 3/15/2023 minutes
Motion by: Green; Second by: Chandler
Votes: Ayes: Green Mohlabane Moser, R. Chandler O'Conner
Noes: None
Motion Carries

Item 4. WRITTEN COMMUNICATION
None

**LAKE SHASTINA PROPERTY OWNERS ASSOCIATION
ENVIRONMENTAL CONTROL COMMITTEE (ECC)
4/5/2023 9:30:00 AM - UNAPPROVED MEETING MINUTES**

Item 5. OLD BUSINESS

A. ECC Action Requested

Addi-Modis

<i>Unit/Lot</i>	<i>Application</i>	<i>APN</i>	<i>Property</i>	<i>Owner at Filing</i>	<i>ECC Member</i>
4 / 314	2021-004h New Home Construction. Project Extension 4/5/2023	106-340-	5047 INDIAN ISLAND	Khonsanith Vongsena	Gross, C
	K. Moser to review and recommend. Motion by Mohlabane. 2nd by Moser to approve 2nd project extension. Ayes: Green, Mohlabane, Moser, Chandler, O'Conner Noes: None				
5 / 229	2023-015m Re-Roof Final Inspection 4/5/2023	107-020-	16731 SIKES COURT	Nancy Killingsworth	
71 / 42	2018-032m Fence Final Inspection 4/5/2023	107-160-	5925 MULE DEER COURT	Lynch, Alexander & Hailey	Barrows, B
	K. Moser to review and recommend. Motion by O'Conner. 2nd by Mohlabane to approve Fence project and deposit refund contingent Owner completes an EUA. Ayes: Green, Mohlabane, Moser, Chandler, O'Conner Noes: None				
73 / 199	2023-013m ADU Final Plan Approval 4/5/2023	107-340-	5525 ANTELOPE WAY	Pauline Walcott	
	K. Moser to review and recommend. Motion by Moser. 2nd by Green to approve ADU plans as submitted. Use Permit will outline approval for ingress/egress via Fisher Rd provided contractor repairs any damage to road edge at completion of project. Ayes: Green, Mohlabane, Moser, Chandler, O'Conner Noes: None				
81 / 118	2022-015m Shed. Final Inspection 4/5/2023	108-060-	16315 FRIAR ROAD	Luers, Rebecca	O'Connor, K
	K. Moser to review and recommend. Motion by O'Conner. 2nd by Chandler to approve shed project and deposit refund. EUA for Fence and Shed on file. Ayes: Green, Mohlabane, Moser, Chandler, O'Conner Noe: None				
81 / 186	2020-020m 2 Sheds(approved) Fence added Final Inspection 4/5/2023	108-050-	16446 ROCKWOOD ROAD	Reyes, Edmond	Gross, C
	K. Moser to review and recommend. Motion by O'Conner. 2nd by Green to approve final fence project and deposit refund contingent owners sign EUA. Ayes: Green, Mohlabane, Moser, Chandler, O'Conner Noes: None				
81 / 278	2021-011m Pergola Project Extension 4/5/2023	108-040-	6022 PINEHILL ROAD	Dan and Linda Mauer	
	K. Moser to review and recommend. Motion by Chandler. 2nd by Green to approve project extension Ayes: Green, Mohlabane, Moser, Chandler, O'Conner Noes: None Ayes: Green, Mohlabane, Moser, Chandler, O'Conner Noes: None				

**LAKE SHASTINA PROPERTY OWNERS ASSOCIATION
ENVIRONMENTAL CONTROL COMMITTEE (ECC)
4/5/2023 9:30:00 AM - UNAPPROVED MEETING MINUTES**

Item 6. NEW BUSINESS

A. ECC Action Requested

New Homes

<i>Unit/Lot</i>	<i>Application</i>	<i>APN</i>	<i>Property</i>	<i>Owner at Filing</i>	<i>ECC Member</i>
4 / 299	2023-001h	106-350-		Rick Spinney	

New Home Construction

Preliminary Plan Approval

4/5/2023

K. Moser to review and recommend.

Motion by Green. 2nd by O'Conner to table plan approval in order for committee to obtain more information.

Ayes: Green, Mohlabane, Moser, Chandler, O'Conner

Noes: None

B. Items for Information Only - No Action Required

Addi-Modis

<i>Unit/Lot</i>	<i>Application</i>	<i>APN</i>	<i>Property</i>	<i>Owner at Filing</i>	<i>ECC Member</i>
53 / 225	2023-016m	107-210-	6621 HOGAN DRIVE	Debbie Duchi	

Re-Roof

4/5/2023

Over the counter approval given.

82 / 154

2023-018m

ReRoof

4/5/2023

Over the counter approval given.

James Durden

CO Moreno

Item 7. COMPLAINTS

None

Item 8. OTHER

A. Tree Removal Request-15515 Lakeside Dr

K. Moser to review and recommend.

Motion: No Action Taken

Votes:

*Tree is within 30ft of residence and has approval to be removed.

Item 9. NEXT REGULAR MEETING

04/19/2023

Item 10. ADJOURNMENT

10:38 am

Respectfully Submitted By: _____

**LAKE SHASTINA PROPERTY OWNERS ASSOCIATION
ENVIRONMENTAL CONTROL COMMITTEE (ECC)
4/19/2023 9:30:00 AM - UNAPPROVED MEETING MINUTES**

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Regular Meeting - Administration

- Item 1. CALL TO ORDER
9:29 am
Members Present: Green, L. Mohlabane, N. Moser, R. Chandler, D. O'Conner, Absent: None
Staff Present: Moser, K.
- Item 2. APPROVAL OF AGENDA
04/19/2023
Motion: Approve 4/19/23 Agenda
Motion by: Green; Second by: O'Conner
Votes: Ayes: Green, L. Mohlabane, N. Moser, R. Chandler, D. O'Conner, K. Noes: None
Motion Carries
- Item 3. APPROVAL OF MINUTES
04/05/2023
Motion: Approve 4/05/23 Meeting Minutes
Motion by: Chandler; Second by: Moser
Votes: Ayes: Green, L. Mohlabane, N. Moser, R. Chandler, D. O'Conner, K. Noes: None
Motion Carries
- Item 4. WRITTEN COMMUNICATION
None

**LAKE SHASTINA PROPERTY OWNERS ASSOCIATION
 ENVIRONMENTAL CONTROL COMMITTEE (ECC)
 4/19/2023 9:30:00 AM - UNAPPROVED MEETING MINUTES**

Item 5. OLD BUSINESS

A. ECC Action Requested

Addi-Modis

<i>Unit/Lot</i>	<i>Application</i>	<i>APN</i>	<i>Property</i>	<i>Owner at Filing</i>	<i>ECC Member</i>
4 / 295	2022-006m Paint and Re-roof	106-350-	5085 INDIAN ISLAND	Hood, Lawrence	Hernandez, A
	Final Approval 4/19/2023	K. Moser to review and recommend. Motion by Mohlabane. 2nd by Green to approve Final Inspection and Deposit Refund for Exterior Paint/Roof . Ayes: Green, Mohlabane, Moser, Chandler, O'Conner Noes: None			
54 / 119	2021-015m	107-390-	17716 MOUNT BLANCHE DRIVE	Kayne Matsushima	
	Gate. 2nd Extension Request 4/19/2023	K. Moser to review and recommend. Motion by O'Conner. 2nd by Moser to approve 6 month extension request. Ayes: Green, Mohlabane, Moser, Chandler, O'Conner Noes: None			
81 / 194	2023-008m Fence	108-020-	16525 ROCKWOOD PLACE	Carl & Norlene Cook	
	Final Approval 4/19/2023	K. Moser to review and recommend. Motion by Mohlabane. 2nd by Green final approval pending the gates are installed and match. Ayes: Green, Mohlabane, Moser, Chandler, O'Conner Noes: None			

**LAKE SHASTINA PROPERTY OWNERS ASSOCIATION
ENVIRONMENTAL CONTROL COMMITTEE (ECC)
4/19/2023 9:30:00 AM - UNAPPROVED MEETING MINUTES**

Item 6. NEW BUSINESS

A. ECC Action Requested

Addi-Modis

<i>Unit/Lot</i>	<i>Application</i>	<i>APN</i>	<i>Property</i>	<i>Owner at Filing</i>	<i>ECC Member</i>
1 / 163	2023-021m Shed and Re-Roof	106-010-	5548 LAKE SHASTINA DRIVE	Sanchez/Hernandez	
	Initial Approval 4/19/2023	K. Moser to review and recommend. Motion by Chandler. 2nd by Mohlabane to approved Shed and Re-roof Project as presented. Ayes: Green, Mohlabane, Moser, Chandler, O'Conner Noes: None			
4 / 430	2023-023m Deck - Replace Existing w/Trex Materials	106-320-	5921 FALCON POINT COURT	Tucker, David	
	Initial Approval 4/19/2023	K. Moser to review and recommend. Motion by Mohlabane. 2nd by Green to approve new decking material as presented. Ayes: Green, Mohlabane, Moser, Chandler, O'Conner Noes: None			
52 / 105	2023-019m Perimeter Fence	107-090-	16920 FAWNSKIN WAY	Ronit and Benyamin Buller	
	Initial Approval 4/19/2023	K. Moser to review and recommend. Motion by O'Conner. 2nd by Moser to approve fence project w/EUA for lot 103. Ayes: Mohlabane, Moser, Chandler, O'Conner Noes: Green			
73 / 79	2023-017m Fence to finish front yard	107-300-	17537 GOPHER COURT	Lynn E Anderson	
	Initial Approval 4/19/2023	K. Moser to review and recommend. Project completed prior to ECC approval Motion by Green. 2nd by O'Conner to give tentative approval of completed project since fence addition meets MCS. However, since project was completed prior to ECC approval and property owner has current compliance violations, a letter is to be sent to the owner with a warning her of possible fines for violating ECC procedures. Her project approval is contingent the shade cloth is removed from the perimeter fence and The RV is moved out of the POA Easement and stored on owners property. Deposit refund will not be issued until owner is in compliance. Ayes: Green, Mohlabane, Moser, Chandler, O'Conner Noes: None			
81 / 31	2023-025m Perimeter Fence	108-080-	16606 FRIAR ROAD	Yvette Hoy	
	Initial Approval 4/19/2023	K. Moser to review and recommend. Motion by Moser. 2nd by O'Conner to approve fence project as presented. Ayes: Green, Mohlabane, Moser, Chandler, O'Conner Noes: None			

Item 7. COMPLAINTS

None

**LAKE SHASTINA PROPERTY OWNERS ASSOCIATION
ENVIRONMENTAL CONTROL COMMITTEE (ECC)
4/19/2023 9:30:00 AM - UNAPPROVED MEETING MINUTES**

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Item 8. OTHER

- a. Tree Removal Request -5438 Stag Mountain

Motion: Approve Tree Removal Request

Motion by: Mohlabane; Second by: Green

Votes: Ayes: Green, L. Mohlabane, N. Moser, R. Chandler, D. O'Conner, K. Noes: None
Motion Carries

- b. Rick Spinney-NHC 2023-001h/Continue plan discussion

Motion: To approve NHC w/Manufactured Home application 2023-001h as presented.

Motion by: Mohlabane; Second by: O'Conner

Votes: Ayes: Mohlabane, N. Chandler, D. O'Conner, K. Noes: Green, L. Moser, R.
Motion Carries 3-2

Item 9. NEXT REGULAR MEETING
05/03/2023

O'Conner possibly absent. Mohlabane informed committee she would be absent all summer starting with June meeting.

Item 10. ADJOURNMENT
10:33 am

Respectfully Submitted By: _____

LSPOA MONTHLY MAINTENANCE REPORT

May 2023

Hoy Park	Weekly garbage and dog poop bags checked. De-winterized and replaced broken sprinklers. Fertilized the lawn for the spring. Deep cleaned the bathrooms and opened them up for the season.
Roads	Working on road edges and ditches to reestablished throughout the district. Continue to clean out culverts and drainage.
Work Orders	The chipper has undergone blade rotation and the fire department is completing a few jobs they started. Once that is complete the POA workorders will resume.
Green Spaces/Belts	Completed mowing of green spaces and spots near the park.
Walking Trails	Areas needing attention have been marked and noted. Will be addressed soon once we are fully staffed.
B	Cleaning inside bathrooms and grounds check completed weekly. De-winterized and replaced broken sprinklers. Fertilized the lawn for the spring. Boat dock is checked weekly and recently has been vandalized. Under repair at the welding shop.
Fire Clean Up	Once the grapple arrives, we can start chipping orange marked trees and piling branches for removal.
Shop/Yard	Bobcat went in for Maintenance, roller being overhauled # 502 Ordered a Grapple rake for Bobcat to help remove brush from fire. Dump truck/plow back in order #23 Serviced chipper # 154 and put into service for fire clean up. Backhoe/Cat # 152 had 500 hr maintenance, replacing joysticks, waiting for parts. Replaced Grinder #78 batteries did oil change. Maintenance is being done on majority of equipment/attachments. Weekly yard/shop clean up and getting rid of a bunch of stuff 3 trips
Mailbox Units	Mailboxes by Hoy Park have been vandalized, cleanup is underway.
Main Entrance	Removed hazard trees along road edge. Cleaned up rocks/boulders from irrigation installation. Marked all sprinkler heads. Cleaned and repaired all trench work left over from irrigation install.



LAKE SHASTINA PROPERTY OWNERS ASSOCIATION

TO: Lake Shastina Property Owners Association Board
FROM: Coral Gross- General Manager
MEETING DATE: May 10, 2023
SUBJECT: General Managers Report

Mill Fire Update:

We still have vacant lots that have not removed their debris and burn trees. There will be a letter going out to those properties in hopes of getting our community clear of anything fire related. This letter will inform POA members of the next steps and resources to get this all cleaned up. I am not sure that some of our vacant POA members know the reality and severity of what the Mill Fire did to our community. We will try to explain how the sight of burnt trees and the smell of fire when you walk outside can be depressing and cause safety issues for your neighbors. Our crew continues to work on the common areas and the brush removal from the tree project. We have a new attachment we ordered for our Bobcat called a grapple that should help this process. We received an offer back from Roseburg. It appears that we will have our POA attorney take over the final negotiations.

Community Center update:

We are in the process of working with a contractor to redo the cabana windows. We will be needing a 16-foot section to be reframed to install a smaller set of doors, since a 16-foot door is very expensive. We will also need to upgrade to tempered glass, as this is a requirement now. The maintenance crew has been working on the landscape and lawn area and it is coming along. They have put down fertilizer and replaced some of the sprinklers. We have the bathrooms open, and the BBQ pit is ready to go.

I have been busy with budgets, working with the crew to get our equipment serviced and running. This is a big job and Justice and Dylan has been working very hard to get us up to speed. We are hoping to get back to our regular rotation schedule for common area maintenance and finishing our work orders. Now that the big dump truck is back in order, we will be beginning work orders for yard clean up.

Keep in mind we have a new website, lakeshastina.org. Heidi keeps it up to date and it is full of great information. Our newsletter will be going out in a few weeks, so keep an eye out for that.

Spring is in the air, go out and enjoy it.

Lake Shastina Property Owners Association
Profit & Loss Budget vs. Actual
July 1, 2022 through March 18, 2023

Hem 4

Ordinary Income/Expense	TOTAL				
	Jul 1, '22 - Mar 18, 23	Budget	\$ Over Budget	% of Budget	23/24 Budget
Income					
Revenues - Operating					
Assessment Revenues					
4001001 · Contra Revenue Account	595,800.00	0.00	595,800.00	100.0%	\$ 639,000.00
4001100 · Assessment Revenue-Residential	1,035,104.00	1,037,328.07	-2,224.07	99.79%	\$ 362,544.00
4001200 · Assessment Revenue-Unimproved	0.00	0.00	0.00	0.0%	\$ 669,648.00
4001300 · Assessment Revenue-Commercial	0.00	0.00	0.00	0.0%	\$ 1,008.00
4001999 · Maintenance Assessments	0.00	0.00	0.00	0.0%	\$ -
4003000 · Late Payment Revenue					\$ -
4003001 · Returned Check Charges	225.00	129.03	95.97	174.38%	\$ 275.00
4003000 · Late Payment Revenue - Other	96,685.14	128,510.66	-31,825.52	75.24%	\$ 132,278.00
Total 4003000 · Late Payment Revenue	96,910.14	128,639.69	-31,729.55	75.34%	\$ 132,553.00
4005000 · ATS Collection Revenues	0.00	0.00	0.00	0.0%	\$ -
Total Assessment Revenues	536,214.14	1,166,521.75	-630,307.61	45.97%	\$ 526,753.00
Other Revenues					
4055000 · Misc Operational Income	1,070.50	683.58	386.92	156.6%	\$ 1,500.00
4060000 · Chipping/Pine Needle Income	1,530.00	1,288.39	241.61	118.75%	\$ 2,116.00
5001000 · Inspection/Processing Fee	2,385.00	1,650.81	734.19	144.48%	\$ 2,835.00
5002000 · Mailbox Revenue	440.00	660.00	-220.00	66.67%	\$ 708.00
5009000 · Drainage	0.00	0.00	0.00	0.0%	\$ -
5025000 · Mod-Variance	0.00	0.00	0.00	0.0%	\$ -
5026000 · Fines/Violations	550.00	3,250.00	-2,700.00	16.92%	\$ 2,356.00
5035000 · Vehicle/Equipment Rental	0.00	0.00	0.00	0.0%	\$ -
5040000 · Gain/Loss on Sale of Equipment	0.00	0.00	0.00	0.0%	\$ -
5045000 · Gain/Loss on Sale of Asset	0.00	0.00	0.00	0.0%	\$ -
5050000 · Transfer Fees	4,475.00	8,560.48	-4,085.48	52.28%	\$ 9,588.00
5059000 · Boat Ramp Key (non refundable)	125.00	93.55	31.45	133.62%	\$ 372.00
5060000 · HOA Packet	3,000.00	4,291.94	-1,291.94	69.9%	\$ 6,875.00
5061000 · Donations	0.00	0.00	0.00	0.0%	\$ -
5065000 · Fire Fuel Abatement Revenue	0.00	0.00	0.00	0.0%	\$ -
5075000 · Grant Income	0.00	375.00	-375.00	0.0%	\$ -
5080000 · Interest Earned (Operating)	6,243.25	1,327.45	4,915.80	470.32%	\$ 4,000.00
Other Revenues - Other	0.00	0.00	0.00	0.0%	\$ -
Total Other Revenues	19,818.75	22,396.23	-2,577.48	88.49%	\$ 30,350.00
Revenues - Operating - Other	0.00	0.00	0.00	0.0%	\$ -
Total Revenues - Operating	1,151,832.89	1,188,917.98	-37,085.09	96.88%	\$ 1,196,103.00
Revenues - Reserves					
4001010 · Assessment Revenue Reserves	0.00	0.00	0.00	0.0%	\$ -
5045075 · Gain/Loss on Sale of Assets RSV	0.00	0.00	0.00	0.0%	\$ -
5081000 · Interest Earned Reserves	44,699.83	38,087.63	6,612.20	117.36%	\$ 52,910.00
Revenues - Reserves - Other	0.00	0.00	0.00	0.0%	\$ -
Total Revenues - Reserves	44,699.83	38,087.63	6,612.20	117.36%	\$ 52,910.00
5081010 · Returned Check Charges	0.00	0.00	0.00	0.0%	\$ -
Total Income	1,196,532.72	1,227,005.61	-30,472.89	97.52%	\$ 1,249,013.00
Cost of Goods Sold					
Cost of Goods Sold	0.00	0.00	0.00	0.0%	\$ -
Total COGS	0.00	0.00	0.00	0.0%	\$ -
Gross Profit	1,196,532.72	1,227,005.61	-30,472.89	97.52%	\$ 1,249,013.00
Expense					
Expenditures - Operating					
Office Expenses					
7050100 · Office Expense - Supplies	4,798.43	4,582.89	215.54	104.7%	\$ 4,781.00
7050200 · Office Expense - Postage	2,994.85	4,290.30	-1,295.45	69.81%	\$ 3,438.00
7050400 · Office Expense - Maintenance	728.40	1,636.30	-907.90	44.52%	\$ 1,394.00
Office Expenses - Other	0.00	0.00	0.00	0.0%	\$ -
Total Office Expenses	8,521.68	10,509.49	-1,987.81	81.09%	\$ 9,613.00
Payroll Expenses					
7501000 · Payroll Expense - Admin	89,426.01	100,810.56	-11,384.55	88.71%	\$ 123,257.40
7502000 · Payroll Expense - CCRCO	25,399.00	17,874.00	7,525.00	142.1%	\$ 37,969.92
7503000 · Payroll Expense - Maintenance	56,892.25	51,037.68	5,854.57	111.47%	\$ 110,069.28
7513000 · Payroll Taxes	16,685.17	16,682.89	2.28	100.01%	\$ 22,327.31
7514000 · Payroll Benefits - Admin	20,109.74	22,427.45	-2,317.71	89.67%	\$ 27,822.00
7514300 · Payroll Benefits - Maintenance	15,607.12	24,352.77	-8,745.65	64.09%	\$ 18,901.66

Lake Shastina Property Owners Association
Profit & Loss Budget vs. Actual
July 1, 2022 through March 18, 2023

	TOTAL				
	Jul 1, '22 - Mar 18, 23	Budget	\$ Over Budget	% of Budget	23/24 Budget
7518000 · Workers Comp Ins	8,666.00	14,580.00	-5,914.00	59.44%	\$ 13,681.00
7530100 · PR Reimbursement CSD Admin	31,941.68	36,590.48	-4,648.80	87.3%	\$ 33,080.00
7530400 · PR Reimbursement CSD Maint	0.00	64.36	-64.36	0.0%	\$ 36.00
7550000 · Travel & Training	3,015.17	1,742.44	1,272.73	173.04%	\$ 600.00
7551000 · Meals Expense	181.78	32.38	149.40	561.4%	\$ 250.00
7556000 · Uniform Expense	1,610.09	495.52	1,114.57	324.93%	\$ 1,000.00
Payroll Expenses - Other	70.00	1,181.28	-1,111.28	5.93%	\$ 600.00
Total Payroll Expenses	269,604.01	288,850.31	-19,246.30	93.34%	\$ 389,594.57
Utility Expenses					
7105000 · Utilities - LSCSD	6,503.92	10,755.86	-4,251.94	60.47%	\$ 11,354.00
7105100 · Utilities - Telephone	1,073.07	2,958.93	-1,885.86	36.27%	\$ 2,859.00
7105200 · Utilities - Electric	4,480.36	8,286.94	-3,806.58	54.07%	\$ 9,525.00
7105300 · Utilities - Waste	1,262.60	900.00	362.60	140.29%	\$ 1,235.00
7105400 · Utilities - Propane	0.00	87.50	-87.50	0.0%	\$ -
7105500 · Utilities - Fuel Oil	0.00	0.00	0.00	0.0%	\$ -
7105600 · Utilities-Internet	617.18	1,074.56	-457.38	57.44%	\$ 1,003.00
Utility Expenses - Other	0.00	0.00	0.00	0.0%	
Total Utility Expenses	13,937.13	24,063.79	-10,126.66	57.92%	\$ 25,976.00
7001000 · Accounting Review	0.00	11,400.00	-11,400.00	0.0%	\$ 11,400.00
7003000 · Bad Debt	52,764.50	61,600.74	-8,836.24	85.66%	\$ 61,600.00
7003100 · Bad Debt Recover	-5,364.15	-1,345.04	-4,019.11	398.81%	\$ (4,248.00)
7004000 · Contingency	0.00	0.00	0.00	0.0%	\$ -
7005000 · Depreciation	0.00	0.00	0.00	0.0%	\$ -
7010000 · Capital Improvement	0.00	0.00	0.00	0.0%	\$ -
7025000 · Accounting Non-Audit/Review	0.00	0.00	0.00	0.0%	\$ -
7026000 · Contract Services	30,548.08	17,940.35	12,607.73	170.28%	\$ 10,000.00
7033000 · Licenses, Permits, Fees	8,985.05	9,076.62	-91.57	98.99%	\$ 9,076.00
7034000 · Dues & Subscriptions	1,936.86	1,786.73	150.13	108.4%	\$ 2,370.00
7040000 · Insurance (Liability)	29,269.61	26,608.00	2,661.61	110.0%	\$ 28,608.00
7040100 · Insurance Claims	0.00	-212.00	212.00	0.0%	\$ 2,000.00
7041000 · Legal	10,424.50	15,749.63	-5,325.13	66.19%	\$ 12,050.00
7061000 · Rental Equipment	0.00	0.00	0.00	0.0%	\$ -
7062000 · Repair & Maintenance	26,035.95	6,481.04	19,554.91	401.73%	\$ 10,000.00
7063000 · Fuel Expense	5,165.13	7,203.42	-2,038.29	71.7%	\$ 7,553.00
7064000 · Materials/Supplies/Small Tools	6,796.34	9,911.29	-3,114.95	68.57%	\$ 8,917.00
7065000 · Vehicle/Equip Repair/Maint	8,331.74	981.86	7,349.88	848.57%	\$ 8,995.00
7070000 · ATS Property Expenses	2,099.66	0.00	2,099.66	100.0%	\$ 2,099.00
7100000 · Lease/Rent Expense	0.00	0.00	0.00	0.0%	\$ -
7101000 · Property Taxes	5,755.63	5,861.99	-106.36	98.19%	\$ 6,953.00
7200000 · POA Newsletter	0.00	0.00	0.00	0.0%	\$ 5,066.00
7202000 · POA ECC Committee Expense	-42.59	650.00	-692.59	-6.55%	\$ 200.00
7204000 · Events	350.00	350.00	0.00	100.0%	\$ 350.00
7208000 · POA Annual Meeting Expense	390.51	239.10	151.41	163.33%	\$ 250.00
7245000 · POA Election Expense	-91.83	0.00	-91.83	100.0%	\$ 1,500.00
7250000 · Misc	0.00	0.00	0.00	0.0%	
Expenditures - Operating - Other	0.00	0.00	0.00	0.0%	
Total Expenditures - Operating	475,417.81	497,707.32	-22,289.51	95.52%	\$ 609,922.57
Expenditures - Reserves					
7010025 · Capital Improvement CCB Rsv	0.00	0.00	0.00	0.0%	
7010027 · Capital Improvemnt Hoy Park Rsv	0.00	0.00	0.00	0.0%	
7010032 · Capital Improvement Mailbox Rsv	0.00	0.00	0.00	0.0%	
7010051 · Capital Improvements Roads Rsv	0.00	0.00	0.00	0.0%	
7026025 · Contract Services CCB Rsv	0.00	0.00	0.00	0.0%	
7026026 · Contract Sevices Boat Ramp Rsv	0.00	0.00	0.00	0.0%	
7026027 · Contract Services Hoy Park Rsv	0.00	0.00	0.00	0.0%	
7026031 · Contract Services Main Entry	0.00	0.00	0.00	0.0%	
7026051 · Contract Services Roads Rsv	0.00	0.00	0.00	0.0%	
7033051 · License, Permit, Fees Roads Rsv	0.00	0.00	0.00	0.0%	
7033075 · Licanse, Permits, Fees Rsv	0.00	240.00	-240.00	0.0%	
7062025 · Repair & Maintenance CCB Rsv	0.00	0.00	0.00	0.0%	
7062027 · Repair & Maint Hoy Park Rsv	0.00	0.00	0.00	0.0%	
7062029 · Repair & Maint Walking Trails	0.00	0.00	0.00	0.0%	
7064025 · Materials/Supplies CCB Rsv	0.00	0.00	0.00	0.0%	
7064027 · Materials/Supplies Hoy Park Rsv	0.00	0.00	0.00	0.0%	

Lake Shastina Property Owners Association
Profit & Loss Budget vs. Actual
July 1, 2022 through March 18, 2023

	TOTAL				23/24 Budget
	Jul 1, '22 - Mar 18, 23	Budget	\$ Over Budget	% of Budget	
7064031 · Material/Supplies Main Entry	0.00	0.00	0.00	0.0%	
7600075 · Equip xfer to Operating Rsv	0.00	0.00	0.00	0.0%	
Expenditures - Reserves - Other	0.00	0.00	0.00	0.0%	
Total Expenditures - Reserves	0.00	240.00	-240.00	0.0%	
66900 · Reconciliation Discrepancies	-55.61	0.00	-55.61	100.0%	
7004850 · Bond Premium Amortization	0.00	0.00	0.00	0.0%	
7004900 · CD Premium Amortization	0.00	0.00	0.00	0.0%	
7556010 · Bank Service Charges	0.00	0.00	0.00	0.0%	
Total Expense	475,362.20	497,947.32	-22,585.12	95.46%	\$ 609,922.57
Net Ordinary Income	721,170.52	729,058.29	-7,887.77	98.92%	\$ 90.43
Other Income/Expense					
Other Expense					
Ask My Accountant	0.00	0.00	0.00	0.0%	
Total Other Expense	0.00	0.00	0.00	0.0%	
Net Other Income	0.00	0.00	0.00	0.0%	
Net Income	721,170.52	729,058.29	-7,887.77	98.92%	



LAKE SHASTINA PROPERTY OWNERS ASSOCIATION

RESOLUTION 2-23

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE LAKE SHASTINA PROPERTY OWNERS ASSOCIATION (LSPOA) TO APPROVE THE FY 2023/2024 OPERATING AND RESERVE BUDGETS.

WHEREAS, it is the Board of Directors duty to set the overall total budget amounts based on reasonable expectations of revenues each fiscal year; and

WHEREAS, the Board of Directors has received and considered the budget committee’s proposed FY 2023/24 Operating and Reserve Budgets.

NOW THEREFORE BE IT RESOLVED: The Board of Directors approves the FY 2023/24 Operating and Reserve Budgets, as detailed in Attachment A.

I hereby certify that the forgoing is a full, true and correct copy of resolution duly passed and adopted by the Board of Directors of the Lake Shastina Property Owners Association, Siskiyou County, California, at a meeting thereof duly held on the 10th day of May, 2023, by the following vote:

AYES: Directors: Chandler, MacIntosh, Pursell, and Tucker

NOES: None

ABSENT: Moser


Dwayne Chandler, President

ATTEST: 
Alan Pursell, Secretary



COPY

LAKE SHASTINA PROPERTY OWNERS ASSOCIATION

RESOLUTION 1-23

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE LAKE SHASTINA PROPERTY OWNERS ASSOCIATION (LSPOA) REGARDING THE RESERVE STUDY.

WHEREAS, Section 12.6 of the LSPOA ByLaws reads: At least once every three years, the Board shall cause to be conducted a reasonably competent and diligent visual inspection of the accessible areas of the major components which the Association is obligated to repair, replace, restore or maintain as part of a study of the reserve account requirements of the Properties if the current replacement value of such major components is equal to or greater than one-half of the gross budget of the Association which excludes the Association's reserve account for that period. The Board shall review the reserve study annually and shall consider and implement necessary adjustments to the Board's analysis of the reserve account requirements as a result of that review. The reserve study required by this section shall include the minimum requirements specified in California Civil Code Section 1365.5 or comparable successor statute; and

WHEREAS, the Update Reserve Study, for period July 1, 2023 – June 30, 204 has been completed and reviewed by LSPOA Board Members and found adequate.

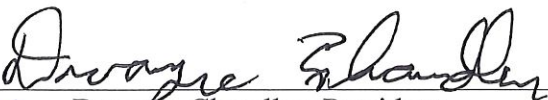
NOW THEREFORE BE IT RESOLVED: The Board of Directors approves the FY 2023/24 Reserve Study, prepared by Association Reserves, Inc., dated May 10, 2023.

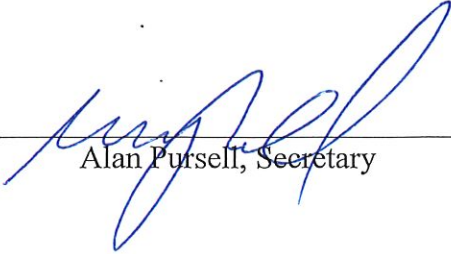
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AYES: Directors: Chandler, MacIntosh, Pursell and Tucker

NOES: None

ABSENT: Moser


Dwayne Chandler, President

ATTEST: 
Alan Pursell, Secretary



LAKE SHASTINA PROPERTY OWNERS ASSOCIATION

RESOLUTION 2-23

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE LAKE SHASTINA PROPERTY OWNERS ASSOCIATION (LSPOA) TO APPROVE THE FY 2023/2024 OPERATING AND RESERVE BUDGETS.

WHEREAS, it is the Board of Directors duty to set the overall total budget amounts based on reasonable expectations of revenues each fiscal year; and

WHEREAS, the Board of Directors has received and considered the budget committee's proposed FY 2023/24 Operating and Reserve Budgets.

NOW THEREFORE BE IT RESOLVED: The Board of Directors approves the FY 2023/24 Operating and Reserve Budgets, as detailed in Attachment A.

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AYES:
NOES:
ABSENT:

Dwayne Chandler, President

ATTEST: _____
Alan Pursell, Secretary



LAKE SHASTINA PROPERTY OWNERS ASSOCIATION

RESOLUTION 1-23

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE LAKE SHASTINA PROPERTY OWNERS ASSOCIATION (LSPOA) REGARDING THE RESERVE STUDY.

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WHEREAS, the Update Reserve Study, for period July 1, 2023 – June 30, 204 has been completed and reviewed by LSPOA Board Members and found adequate.

NOW THEREFORE BE IT RESOLVED: The Board of Directors approves the FY 2023/24 Reserve Study, prepared by Association Reserves, Inc., dated May 10, 2023.

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AYES:
NOES:
ABSENT:

Dwayne, President

ATTEST: _____
Alan Pursell, Secretary



Lake Shastina Property Owners Association

CC&R Compliance Officer Monthly Report – April 2023

Compliance Monthly Log:

Number of days you were out in the field looking for violations: 4

- How many new violations did you find? **8**
- Action taken on new and old violations:
 1. Number of courtesy letters: **1 (49 YTD)**
 2. Non-Compliance Letters: **6**
 3. Hearings: **0**
- Number of resolved violations: **6**
- Number of Complaints: **2**

ECC Monthly Log:

- The ECC met April 5th and April 19th, 2023.
- **1** New Home Construction applications were received, and **0** New Home Construction application was "finalized" by the committee.
- A total of **11** Modification applications were received this month.
- The ECC heard **7** home modification projects and "finalized" **7** modification projects. The ECC approved **1** New Home Construction time extension.

Violation Activity

New Violation(s) for April 2023- 1 (50 YTD)

Resolved/Resolving Violation(s) voluntarily-21 (6 Closed in April. Expected to resolve 15 in May)

Total Closed Violations to date - 29

Total Current Open Violations -47

Fines Billed at end April	\$ 650.00
Fines Billed YTD.....	\$ 1850.00
Fines Collected YTD	\$ 0.00



Lake Shastina Property Owners Association

CC&R Violations Overview: Total Open by Month

		Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
CC602	Trespassing on neighbor lot	0	0	1									
2.4(a)	Failure to notify Assoc. of tenants	0	0	1									
5.1(a)	Improvements without approval	2	1	4									
5.1(c.)	Modifications to approved plans w/out perm.	0	0	0									
5.9	Expired construction permit	8	3	0									
6.4	Temporary structure on lot	2	0	0									
6.10	Tree Removal w/o ECC approval	0	0	0	1								
6.14	Each residence will have a 2-car garage	0	0	1									
6.15(a)	Fence does not meet MCS	0	1	1									
6.15(b)	Privacy Fence does not meet MCS	0	0	0									
7.1	Common Areas	0	0	0									
7.2	Failure to maintain residence or property	3	1	4									
7.3(a)	Assoc. Maint. Necessitated by Owner Neglect	0	0	0									
8.1	Violating single family occupancy	0	0	0									
8.2	Misuse of common area or use without perm.	7	6	5									
8.3	Noxious activities on lot: noise, traffic, etc.	0	0	0									
8.4	Temporary Structures	0	0	1									
8.6(b)	Sign restrictions on lots	0	0	0									
8.7	Business use of unit	0	0	2									
8.8	Storage of garbage, debris, noxious material	2	0	1									
8.9	Storage of personal property	3	1	3									
8.11	Creating a fire hazard (brush, dead trees, etc.)	0	0	1									
8.14(b)	Storage on POA property without approval	1	1	0									
8.14(d)	Vehicle parking violations	1	2	4									
8.14(e)	Driveway maintained neat & orderly	1		2									
8.14(f)	Garage for vehicle storage / alter to living space	0	0	0									
Assoc.	Rule Number 3, Section #6 Flags up for more than 90 Days.	0	0	0									
Assoc.	Rule Number 1, Section #6 No short-term Rentals	2	1	0									
	Siskiyou County Code Enforcement Referral	0	0	1									
	Total Violations:	32	16	32	1								

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
3017	Air Compressor - Replace #98	8	0	\$36,500
3021	John Deere Mower - Replace #153	10	3	\$37,600
3024	Router - Replace #78	9	0	\$15,450
3024	Snow Plow - Replace #159	10	3	\$9,200
3024	Snow Plows - Replace #15/16/61	10	4	\$25,000
3025	Scag Extreme Wheel Blower - Replace	7	1	\$2,210
3025	Scag Giant Vacuum - Replace #503	7	1	\$14,850
3026	Tractor - Replace #155	20	12	\$180,500
3026	Tractor - Replace #41	20	0	\$66,850
3027	Trailer - Replace #500	10	4	\$10,040
3027	Utility Trailer - Replace	10	0	\$2,300
3028	Landscape Trailer - Replace #71	12	6	\$7,125
3029	Lawnmower - Replace #144	6	0	\$1,170
3031	Brush Hog Deck - Replace #53	4	0	\$8,610
3032	Mower Back Deck - Replace #75	7	3	\$11,750
3035	Bobcat - Replace #502	10	4	\$89,550
3035	Bobcat - Replace #514	10	5	\$89,550
3035	Bobcat Extensions - Replace (33%)	4	0	\$26,800
3040	Dump Truck - Replace #156	15	7	\$114,000
3045	Welder - Replace #91	30	28	\$3,750
Vehicles				
2700	F-350 Truck (2016) - Replace #515	7	2	\$53,900
2700	F-350 Truck (2018) - Replace #157	7	0	\$54,050
2701	Honda HRV (2022) - Replace #6	7	6	\$29,700

99 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
703	Utility Doors - Replace	30	4	\$9,080
901	Kitchen Appliances - Replace (50%)	5	4	\$10,380
903	Furniture (Chairs) - Partial Repl	5	0	\$6,765
903	Furniture (Tables) - Partial Repl	5	0	\$1,026
904	Cabinets/Countertops - Replace	20	19	\$24,450
1009	Landscaping - Replenish	5	1	\$11,750
1110	Interior Surfaces - Repaint	12	11	\$5,410
1116	Exterior Wood Surfaces - Repaint	5	0	\$6,365
1121	Exterior Wood Siding - Part. Repair	5	0	\$7,720
1122	Community Center - Renovation	30	29	\$34,300
1303	Comp Shingle Roof - Replace	25	7	\$10,590
1304	Tile Roof - Replace	25	2	\$42,700
1305	Cabana Roof - Replace	25	24	\$11,900
1401	Windows/Window Treatments - Replace	20	19	\$8,650
1402	Cabana Windows - Reframe/Repaint	20	0	\$12,000
Hoy Park				
201	Asphalt - Resurface	30	21	\$91,900
202	Asphalt - Seal/Repair	5	0	\$4,165
203	Asphalt Walkways - Resurface	30	24	\$28,000
204	Asphalt Walkways - Repair	5	0	\$2,580
205	Concrete Sidewalk - Repair	5	1	\$9,540
402	Picnic Tables - Partial Replace	4	0	\$8,120
403	Vinyl Benches - Replace	20	4	\$13,400
406	Play Equipment (I) - Replace	15	2	\$61,500
406	Play Equipment (II) - Replace	15	7	\$28,300
407	BBQs - Replace	10	1	\$2,690
409	Bus Shelter - Repair/Refurbish	25	5	\$22,500
410	Pet Stations - Replace	10	0	\$2,180
411	Drinking Fountain - Replace	15	5	\$520
412	Play Surface - Replenish	1	0	\$12,200
501	Chain Link Backstop - Replace	25	9	\$11,750
503	Metal Bleacher - Replace	25	9	\$12,000
909	Bathrooms - Refurbish	10	1	\$14,900
1004	Irrigation System - Repair	1	0	\$6,370
1009	Landscaping - Replenish	2	0	\$6,660
1303	Comp Shingle Roof - Replace	25	0	\$7,820
Maintenance Equipment				
2218	Rake Attachment - Replace #48	10	9	\$3,660
3012	Backhoe - Replace #152	15	6	\$168,000
3013	Crack Fill Machine - Replace #77	10	0	\$88,000
3016	Chipper - Replace #154	10	5	\$63,950
3016	Cinder Spreader - Replace A #57	7	1	\$10,850

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
General/Common				
103	Concrete Drive/Aprons - Repair	2	0	\$27,250
105	Drainage - Repair/Renovate	5	2	\$22,900
201	Elk Trail Asphalt - Resurface	30	0	\$129,000
201	Hogan Asphalt - Resurface	30	1	\$339,000
201	Lake Shastina Asphalt - Resurface	30	20	\$340,000
201	Lake Shore Asphalt - Resurface	30	7	\$351,000
201	Lake Shore II Asphalt - Resurface	30	8	\$424,000
201	Pinehill Asphalt - Resurface	30	24	\$217,500
202	Asphalt - Chip Seal (Phase 1)	5	1	\$284,000
202	Asphalt - Chip Seal (Phase 2)	5	2	\$322,500
202	Asphalt - Chip Seal (Phase 3)	5	3	\$275,500
202	Asphalt - Chip Seal (Phase 4)	5	0	\$307,500
202	Asphalt - Chip Seal (Phase 5)	5	0	\$336,000
203	Asphalt - Repair (1.5%)	5	0	\$276,500
350	Walking Trails - Maintain	3	0	\$3,640
351	Walking Trails - Resurface	25	4	\$125,000
402	Mailboxes - Replace (30%)	6	0	\$126,500
403	Wood Signs/Benches - Replace	10	0	\$21,650
409	Bus Shelter - Replace	30	14	\$7,515
903	Main Entry - Refurbish	10	0	\$17,000
904	Main Entry Landscape - Replenish	2	0	\$6,000
1401	Information Kiosks - Replace	12	1	\$6,010
1402	Community Boards - Replace	15	3	\$7,515
1402	Street Signs - Partial Replace	1	0	\$4,460
2280	Boat Ramp - Replace/Repair 10%	8	3	\$16,500
2281	Boat Dock - Replace	16	8	\$10,850
2281	Boat Dock Deck - Replace	8	0	\$4,780
Community Center				
104	Pathways - Repair	5	2	\$6,760
202	Asphalt - Seal/Repair	5	2	\$7,775
303	HVAC Unit - Replace	15	5	\$8,030
325	Interior Lights - Replace	25	23	\$1,038
404	Picnic Tables - Replace	20	9	\$20,350
405	Picnic Table Concrete Slab - Repl.	30	4	\$30,750
407	BBQ Structure - Replace	25	9	\$26,450
408	BBQ Pits - Repair	15	9	\$7,890
602	Linoleum Floor - Replace	25	24	\$14,900



Lake Shastina
Weed, CA
Level of Service: Update "No-Site-Visit"

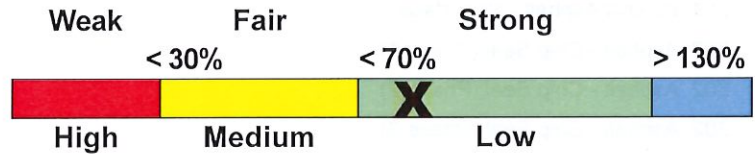
Report #: 19948-13
of Units: 3,107
July 1, 2023 through June 30, 2024

Findings & Recommendations

as of July 1, 2023

Projected Starting Reserve Balance	\$3,410,721
Current Fully Funded Reserve Balance	\$4,197,029
Average Reserve Deficit (Surplus) Per Unit	\$253
Percent Funded81.3 %
Recommended 2023/24 "Monthly Fully Funding Contributions"	\$.53,250
Recommended 2023/24 Special Assessments for Reserves	\$0
2022/23 Monthly Contribution Rate	\$.49,650

Reserve Fund Strength: 81.3%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	1.50 %
Annual Inflation Rate	4.00 %

- This is an Update "No-Site-Visit" Reserve Study.
- This Reserve Study was prepared by or under the supervision of, a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is at 81.3 % Funded, this means the association's special assessment & deferred maintenance risk is currently Low.
- Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded".
- Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is for you to increase your Reserve contributions to \$53,250/Monthly.
- No assets appropriate for Reserve designation were excluded.
- We recommend that this Reserve Study be updated annually, with an on-site inspection update every three years.

**LAKE SHASTINA PROPERTY OWNERS ASSOCIATION
RESERVE BUDGET 2023/2024**

Lake Shastina Property Owners Association Reserves	BUDGET 2023-2024
Reserve Revenue	
Beginning Reserve Balance 5/9/23	3,760,405
5081000 - Interest Earnings - RSV	37,604
SUBTOTAL	3,798,009

RESERVE REVENUE SET ASIDE	
4001010 - Reserve Fund	639,000
TOTAL RESERVE REVENUE	4,437,009

Capital Purchases & Expenditures		
General/Common:		
Concrete Drive/Aprons - Repair	5,000	
Asphalt - Chip Seal (phase 5)	336,000	
Mailboxes - Repair 10%	5,000	
Walking Trails - Tune-up	3,640	
Main Entry - Refurbish	17,000	
Main Entry Landscape - Replenish	6,000	
Street Signs - Partial Replace	4,460	Total:
Boat Dock Deck - Replacement	4,780	\$ 381,880.00
Community Center:		
CCB Exterior Wood Surfaces - Repaint	6,365	
CCB Exterior Wood Siding/Trim - Repair	7,720	Total:
CCB Cabana Windows - Replace	12,000	\$ 26,085.00
Hoy Park:		
Hoy Park Irrigation System - Repair	3,000	Total:
Hoy Park Landscaping - Replenish	3,000	\$ 6,000.00
Maintenance Equipment:		
Bobcat Extensions - Partial Replace	4,000	
Bruch Hog Deck Replace #53	2,000	
Air Compressor - Repair #98	800	
Bobcat Extensions -#48 Grapple	3,657	
Crack Fill Machine - Replace #77	10,000	Total:
		\$ 22,757.00
Vehicles:		
F-350 Truck (2018) #157-replacement parts	4,000	Total:
		\$ 4,000.00
TOTAL EXPENDITURES	440,722	
NET RESERVE BALANCE 6/30/2024	3,996,287	



LAKE SHASTINA PROPERTY OWNERS ASSOCIATION

TO: Lake Shastina Property Owners Association Board
FROM: Heidi Ristuccia – Administrative Assistant
MEETING DATE: May 10, 2023
SUBJECT: CCB Event Request

The enclosed Community Center Application must be approved by the Board due to alcohol on premises for the event.

LAKE SHASTINA PROPERTY OWNERS ASSOCIATION
COMMUNITY CENTER RENTAL APPLICATION

APPLICANT / RESPONSIBLE PARTY:

LSPOA Member (private event): _____
[Also: Rancho Hills Community Association (RHCA) and Spearpoint Community Association (SCA) Members (private event), per Res. 5-81.]

or

Organizations, commercial ventures and private events for non-LSPOA, non-RHCA and non-SCA Members.

Adriana Hilliard

Address 1724 Grazziani Way, Roseville, 95661 Phone (206) 330-1819

Date(s) Requested Friday 6/30 to Monday, 7/3 Time(s) All day, night.

To Be Used For private family reunion.

Estimated Number in Attendance 50

A Hilliard
Signature of Applicant/Responsible Party

To hold your reservation, a deposit must be received by the LSPOA office with a completed application. Fees and an insurance certificate, (if required), must be received by the LSPOA office fourteen days prior to event, if not paid at the time of application submittal. Deposit is refundable upon compliance with the Rental Policy and Guidelines for use of the Community Center, (see attached Rental Policy and Guidelines), and after staff inspection of building and inventory.

Deposit -----	\$150.00 per event	Applicable: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	\$150.00
Maintenance Fee -----	\$75.00 per event	Applicable: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	\$75.00
Rental Fee – LSPOA Members (private event) -----	\$40.00 per day	Applicable: YES <input type="checkbox"/> NO <input type="checkbox"/>	
[Also: RHCA and SCA Members (private event), per Res. 5-81.]			
Rental Fee – Organizations, commercial ventures -----	\$150.00 per day	Applicable: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
and private events for non-LSPOA, non-RHCA and non-SCA Members.		4 x 150 = 600 3 x 150 = 450	\$450
Fee for Alcohol on premises (served or sold)-----	\$100.00 per event	Applicable: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
(NOTE: Insurance certificate naming LSPOA as additional insurance required fourteen days prior to event.)			\$100
Total Due: \$ <u>775</u>	(\$ <u>150</u> Refundable Deposit)		<u>775.00</u> <u>< 150.00</u> <u>625.00</u>

LSPOA to retain a copy of the check with the application.

Your application has been (APPROVED) (DENIED)

Date: _____ By: _____
Representative of LSPOA

LAKE SHASTINA PROPERTY OWNERS ASSOCIATION
COMMUNITY CENTER RENTAL AGREEMENT

In exchange for the right to make use of the real property of LAKE SHASTINA PROPERTY OWNER ASSOCIATION, more specifically described as: LAKE SHASTINA PROPERTY OWNERS ASSOCIATION COMMUNITY CENTER AND PARK AREA hereinafter "LSPOA", and

Adriana Hilliard hereinafter "Renter", agrees as to follows:

1. PERMITTED USE: Said premises shall be used only on June 30 - July 3rd, 2023, and shall be used only for the purpose of:

The 2023 Hilliard Family Reunion

2. Our insurance does not cover the consumption of alcoholic beverages on the premises. Any group or individual who serves, or plans to consume alcohol on LSPOA property, will need to follow the proper procedures as outlined below:

- a. Must obtain approval of LSPOA Board of Directors,
- b. Must supply Association with an insurance policy binder on your homeowner's policy naming **LSPOA as additional insured**,
- c. Police Department will be notified of event date and will do periodic drive-bys.

Will alcoholic beverages be on premises or served? Yes xx No _____
(If Yes, see Items 2 and 6 of Rental Policy and Guidelines)

Will alcoholic beverages be sold? Yes _____ No xx
(If Yes, see Items 2 and 6 of Rental Policy and Guidelines)

Will minors attend the function? Yes xx No _____

If minors attend, name three adults that will be responsible for ensuring that minors remain under control.

Adriana Hilliard

Princess Hilliard

Reginald Hilliard

HOLD HARMLESS CLAUSE – Renter agrees to provide legal defense and to indemnify and hold harmless and free from liability the LSPOA, its officers, agents, or employees while acting as such, from any and all claim for damages, demands, costs, or expenses which the Renter shall become obligated to pay by reason of liability imposed law because of injury to property or injury to or death of persons received or suffered by reason of any act, omission or negligence of the Renter, or arising from an accident or injury in connection with or attributable to the operation, maintenance, use or occupation of the premises by the Renter. The responsible party or the applicant representing the responsible party agrees to pay all costs incurred in repairing or replacing damaged Association equipment or facilities.

Ad Hill
Signature of Applicant / Responsible Party

APR 10 2023

2017 Hilliard Family Reunion

Friday, June 30- Sunday, July 2

**Lake Shastina Community Center
15244 Driftwood Lane, Weed CA**

Friday, June 30

12 P.M. -2 P.M. Registration & T-Shirt Pick-up,
Lunch,

12 P.M. -6 P.M. T-Shirt Decorating

2:30 P.M. -4P.M. Horse Back Riding @ Shasta
Springs Ranch Corral
21520 Slough Road, Edgewood CA 96094

4 P.M.-6 P.M. Paint & Sip Activity

6 P.M. – 9 P.M. Fish Fry

8 P.M.- 11 P.M. Games Night (cards, board games),
Glow in the Dark Games

Saturday, July 1

8 A.M. -10:30 A.M. Breakfast

1 P.M. - 4P.M. Family BBQ, Boat Rides, Lawn Games

6 P.M. - 8 P.M. Dinner & Family Meeting

8:30 P.M. – 11 P.M Dance Party Featuring DJ Higher
S'mores Bar

Sunday, July 2

11 A.M.- 7 P.M. Church Services:
Mt. Shasta Baptist Church
1245 Church Avenue, Weed CA

Wayside Church of God in Christ
1147 Church Avenue, Weed CA

Hello, Ms. Coral!

Thank you for helping us apply for board approval for the rental application for this June 30-July 2. Per your request, I have attached a past schedule of activities to showcase the rough timeframe that we will use the facilities each day. Please note that this year, we will set up on Friday and be cleaned out by Sunday, as we understand there is a rental on Monday morning.

No one will stay over night on the ground of the space, as everyone is responsible for their own accommodations in town and the surrounding areas (motels, family members, AirBnbs, etc)

The board previously approved our requests in 2017 and 2019, and while we expect a significantly smaller group in 2023, the overall nature of the activities will be much of the same.

If you have any questions or concerns, you, your team, or the board are very welcome to contact me.

Thank you for your time and effort, it is so very appreciated!

Respectfully,
Adriana Hilliard
206-330-1819

APR 10 2023