

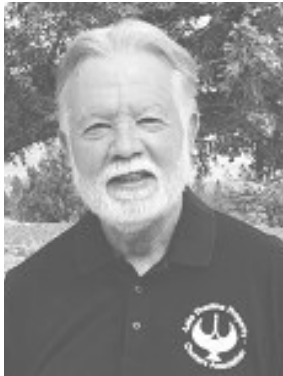
LAKE SHASTINA PROPERTY OWNERS ASSOCIATION



Membership Newsletter — February 2023

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President's Message

Greeting fellow members,

We have made some changes at the LSPOA recently. We promoted Coral Gross, our Administrative Assistant in the office, to her new position as General Manager. Coral has been in her new position since October 2022. She is doing an outstanding job. Coral is fitting in well in her new position as GM and handling a myriad of tasks right off the bat. I have faith in her to be a very good GM for the LSPOA.

Next, we had an opening occur in the Community Compliance Officer position, so we hired Kari Moreno, who was serving in the Administrative Assistant position, vacated by Coral, so we hired Kari Moreno as the new AA. Kari started work on October 3, 2022 so there was a smooth transition that took place. Kari started in December 2022 as the new CCO and is doing an excellent job in her new position.

Moreover, we just hired Heidi Ristuccia as the new Administrative Assistant in January 2023. So, there was another smooth transition that too took place. Heidi is off to a very good start and is learning the varying aspects of her new job quickly and effectively. Please extend a warm welcome to Heidi as our newest addition to the office. The entire office is in good shape. Well done all of you!

We look forward to what 2023 will bring. May the coming year be much brighter and safer than this past year.

Best of luck to all of you.

Dwayne Chandler, LSPOA Board President

General Manager's Report

Hello POA members!

In the last 4 months we have gone through unimaginable changes. The Mill Fire has changed Lake Shastina and we are no longer untouched by fire. We have a contract to take care of the burnt trees in all our common areas. We are also addressing some dead trees in various areas for safety measures. We will continue to thin unhealthy trees as our commitment to the POA. Our CC&R's allow 6 months to clean up your property following a natural disaster. Please contact us for any assistance and keep an eye out for notices that we will be mailing out for guidance. We should be your first resource for questions.

One of our main goals is to maintain our community and offer resources to support the needs of our members. Most issues that I hear about outside the office and on other media can be handled with a simple call to our office. We want and need to hold our standards higher to make this community and our property values hold and increase with the market. Meet our staff: Kari Moreno is our new POA Compliance Officer, handling compliance and new projects. Heidi Ristuccia is our new Admin Assistant, handling rentals, fire abatement and any general admin questions you may have. Jerimiah Gould, our Crew Lead Technician, Justice Geib and Dylan Johnston, our crew guys, will be focusing on fire abatement and achieving noticeable change in our common areas.

I am thankful for the hard-working employees we have here at the POA, what they do at a drop of a hat is amazing in itself. Please use our valuable resources!

Respectfully,

Coral Gross, General Manager

Citizen of the Year 2022



A large part of the reason the Lake Shastina Property Owners Association is a special place to live are the services we enjoy. Besides the spectacular setting we live in, we are fortunate to have our own fire and police departments, pure water to drink, and efficient disposal of our wastewater. These things don't just happen on their own. They require an active citizenry and a professional staff to maintain and improve.

Our citizen of the year for 2022 has gone above and beyond in her involvement with making sure the things that most of us take for granted continue to operate effectively and efficiently. She has worked tirelessly to help to ensure that our community has a greater level of food security. She has established first a member-based community market and then continued her efforts to establish a full-fledged farmers market. Her additions of live music, and extensive promotion coupled with her strong coordination efforts have proved to bring Hoy Park alive every Tuesday evening. This truly has added a great service and improved Lake Shastina's overall sense of community.

Your 2022 LSPOA Citizen of the year is Denise Spayd. Congratulations Denise, and thank you for all you have done for our community!

Nominations for Citizen of the Year 2023

Celebrate an individual or group that has demonstrated a generous community spirit, gives to the community unselfishly creating a more dignified, unique place in which we all live.

The deadline for submitting names and a brief statement of support is **June 30, 2023**. Mail your submittal to, or drop off at, the Administration office. You can also email it to lspoadmin@lakeshastina.com.

Anonymous nominations will not be accepted.

All nominations received will be forwarded to the Board who will select the winner in June and awarded at the August Annual Meeting.

Please remember to complete the form on the back page stating your preferred mailing information.



LAKE SHASTINA PROPERTY OWNERS ASSOCIATION

NOTICE TO POTENTIAL CANDIDATES FOR LAKE SHASTINA PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS

To all Members of the Lake Shastina Property Owners Association:

- Each year the seats of those directors who have served their term come up for election.
- Each director is elected to serve a two-year term and may not serve more than four consecutive years.
- This year, three of the five director positions are up for election. To become a candidate, a Member must be eligible on May 18th and notify the Board in writing with a signed letter of intent to become a candidate. The letter of intent must be received at the address below, no later than May 18th, 4:30 p.m.
- All Members who respond by May 18th and who are eligible will automatically become candidates. Candidates may, if they so desire, also provide the Board with a "candidate's statement" on or before May 18th. Each candidate's statement is limited to one side of a single 8-1/2 x 11 inch page. No signature on this statement.
- When the number of qualified candidates is not more than the number of vacancies to be elected, the qualified candidates will be elected by acclamation.
- The Election of Directors is required to be by secret ballot when the conditions for acclamation are not met.
- Candidates appearing on the ballot must be eligible on August 1, 2023.
- The written ballot will list the names of all eligible candidates who notified the Board by May 18th. The mailing will include all candidate's statements received by the Board, and will also include an announcement setting the date, time and location of a Candidates' Forum at which all candidates will have an opportunity to address, and respond to questions from interested Members.
- The date of the Candidates' Forum will be at least 10 days after the announcement is mailed, and at least 10 days before the voting deadline set by the Board.
- The Board will distribute written ballots to each Member by July 13th.

Lake Shastina Property Owners Association
 Statements of Revenues, Expenses, and Changes in Fund Balances
 For the Years Ended June 30, 2022 and 2021

	2022			2021
	Operating Fund	Replacement Fund	Total	Total
REVENUES				
Regular assessments	\$ 440,494	\$ 595,000	\$ 1,035,494	\$ 1,044,618
Fire fuel abatement fees	-	-	-	1,065
Interest income, net of amortization	2,106	32,204	34,310	57,468
Penalty assessments	133,899	-	133,899	133,580
Gain on sale of equipment	-	-	-	57,630
Other	29,968	-	29,968	29,249
TOTAL REVENUES	<u>606,467</u>	<u>627,204</u>	<u>1,233,671</u>	<u>1,323,610</u>
EXPENSES				
Repairs & replacements	43,781	354,524	398,305	291,353
Leased labor	49,276	-	49,276	47,794
Payroll and related costs	332,755	-	332,755	330,741
Net bad debt expense	274,224	-	274,224	223,150
Insurance	42,216	-	42,216	39,923
Depreciation	60,475	-	60,475	86,331
Utilities	30,597	-	30,597	31,555
Office expense, postage and newsletter	16,461	-	16,461	16,045
Legal and accounting	30,184	-	30,184	14,686
Contract services	23,658	-	23,658	22,926
Other	14,706	-	14,706	23,406
TOTAL EXPENSES	<u>918,333</u>	<u>354,524</u>	<u>1,272,857</u>	<u>1,127,910</u>
Excess (deficiency) of revenues over expenses	(311,866)	272,680	(39,186)	195,700
Interfund transfers	32,584	(32,584)	(39,186)	195,700
Beginning fund balance, as restated	<u>432,430</u>	<u>3,851,123</u>	<u>4,283,553</u>	<u>4,087,853</u>
Ending fund balance	<u>\$ 153,148</u>	<u>\$ 4,091,219</u>	<u>\$ 4,244,367</u>	<u>\$ 4,283,553</u>

* For full report please email lspoadmin@lakeshastina.com

Lake Shastina Property Owners Association
Balance Sheets
June 30, 2022 and 2021

	2022		2021	
	Operating Fund	Replacement Fund	Total	Total
ASSETS				
Cash and cash equivalents	\$ 768,116	\$ 227,106	\$ 995,222	\$ 1,403,412
Investments	-	3,198,323	3,198,323	2,796,388
Prepaid expenses	28,688	-	28,688	30,183
Investment in real estate	19,281	-	19,281	18,600
Property and equipment, net	105,308	-	105,308	165,783
Due from operating fund	-	665,790	665,790	135,958
	<u>\$ 921,393</u>	<u>\$ 4,091,219</u>	<u>\$ 5,012,612</u>	<u>\$ 4,550,324</u>
TOTAL ASSETS				
 LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable	\$ 10,597	\$ -	\$ 10,597	\$ 20,864
Refundable deposits	68,991	-	68,991	83,116
Assessments received in advance	14,200	-	14,200	12,986
Accrued liabilities	8,667	-	8,667	13,847
Due to replacement fund	665,790	-	665,790	135,958
	<u>768,245</u>	<u>-</u>	<u>768,245</u>	<u>266,771</u>
TOTAL LIABILITIES				
 FUND BALANCES				
Fund balances	<u>153,148</u>	<u>4,091,219</u>	<u>4,244,367</u>	<u>4,283,553</u>
TOTAL LIABILITIES AND FUND BALANCES				
	<u>\$ 921,393</u>	<u>\$ 4,091,219</u>	<u>\$ 5,012,612</u>	<u>\$ 4,550,324</u>

Lake Shastina Property Owners Association
Future Major Repairs and Replacements (Compiled)
For the Year Ended June 30, 2022

The Association's board of directors hired an outside firm to conduct a reserve study update in January of 2021 to estimate the remaining useful lives and the replacement costs of the components of common property. The estimates have been updated from the original licensed engineers who inspected the property in the past. Replacement costs were based on the estimated costs to repair or replace the common property components at the date of the study update. Funding requirements consider an annual inflation rate of 3% and net interest earned at 3%, on amounts funded for future major repairs and replacements.

<u>Component</u>	<u>Estimated Remaining Useful Life in Years</u>	<u>Estimated Current Replacement Cost</u>	<u>Replacement Fund Balance At 6/30/22</u>
General/Common - roads, trails, docks, drainage, miscellaneous	0-26	\$ 3,503,080	\$ -
Community center	0-11	326,270	-
Maintenance equipment	0-14	955,704	-
Hoy park	0-26	306,980	-
Vehicles	0-4	132,550	-
TOTAL		<u>\$ 5,224,584</u>	<u>\$ 4,091,219</u>

Lake Shastina Property Owners Association
Statements of Cash Flows
For the Years Ended June 30, 2022 and 2021

	2022			2021
	Operating Fund	Replacement Fund	Total	Total
CASH FLOWS FROM OPERATING ACTIVITIES				
Excess (deficiency) of revenues over expenses	\$ (311,866)	\$ 272,680	\$ (39,186)	\$ 195,700
Depreciation	60,475	-	60,475	86,331
Amortization of investment premiums	-	27,936	27,936	15,276
(Gain) loss on sale of equipment	-	-	-	(57,630)
(Increase) decrease in:				
Prepaid expenses	1,495	-	1,495	(2,412)
Investment in real estate	(681)	-	(681)	17,294
Increase (decrease) in:				
Accounts payable	(10,267)	-	(10,267)	(265,495)
Sales tax payable	-	-	-	(310)
Refundable deposits	(14,125)	-	(14,125)	2,092
Assessments received in advance	1,214	-	1,214	(7,876)
Accrued liabilities	(5,180)	-	(5,180)	11,599
NET CASH PROVIDED BY				
OPERATING ACTIVITIES	<u>(278,935)</u>	<u>300,616</u>	<u>21,681</u>	<u>(5,431)</u>
CASH FLOWS FROM INVESTING ACTIVITIES				
Net change in investments	-	(429,871)	(429,871)	84,852
Proceeds from sale of equipment	-	-	-	94,832
NET CASH PROVIDED (USED)				
BY INVESTING ACTIVITIES	<u>-</u>	<u>(429,871)</u>	<u>(429,871)</u>	<u>179,684</u>
CASH FLOWS FROM FINANCING ACTIVITIES				
Interfund transfers	562,416	(562,416)	-	-
NET CASH PROVIDED (USED)				
BY FINANCING ACTIVITIES	<u>562,416</u>	<u>(562,416)</u>	<u>-</u>	<u>-</u>
NET INCREASE (DECREASE) IN				
CASH AND CASH EQUIVALENTS	283,481	(691,671)	(408,190)	174,253
CASH AND CASH EQUIVALENTS,				
BEGINNING OF THE YEAR	<u>484,635</u>	<u>918,777</u>	<u>1,403,412</u>	<u>1,229,159</u>
CASH AND CASH EQUIVALENTS,				
END OF THE YEAR	<u>\$ 768,116</u>	<u>\$ 227,106</u>	<u>\$ 995,222</u>	<u>\$ 1,403,412</u>
NON-CASH INVESTING AND FINANCING				
ACTIVITIES:				
Income taxes paid	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Interest paid	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>



Association Rule Change No. 4

Residences Damaged and/or Destroyed by Natural or Unforeseen Disaster, or Casualty Owners Only

Guidelines for the ECC on New Home Construction, RVs, and Storage Containers

The Association's CC&Rs prohibit living on a lot in an RV or having storage units on lots. However, due to residences destroyed or damaged by recent fires, new guidelines for New Home Construction will allow for RVs or other recreational vehicles, and storage containers if all the following criteria is met.

- As permitted by the Association's CC&Rs at Article VI, Section 6.4, and Article VIII, Sections 8.4 and 8.14(b), The Board and ECC will consider RVs, recreational vehicles, and storage containers on lots on a case-by-case basis by ECC request for those whose lots have been damaged or destroyed by natural or unforeseen disaster affecting a residence.
- This will not apply to vacant lots, only to lots that have had or have a home on them.
- Pursuant to Article XI, Section 11.2 of the CC&Rs, within 6 months of damage or destruction of a residence, the owner shall diligently commence to rebuild or clear and level the Lot.
- Storage containers may be no more than a maximum of 40ft.
- Containers must be able to be stored on property in an area that does not impede drainage or block an easement.
- Property owners must submit a completed NHC packet for approval (meeting all the current minimum construction standards including a county building permit) per standard procedure when ready to rebuild. As well as a clear detailed timeline for the building plan, (See Article VI of CC&Rs).
- If requesting to live on the lot while a home is being built, an owner shall submit the location of the RV or storage container on the NHC plot map along with the NHC application packet.
- Prior approval is mandatory for required water, sewer and electrical hookup if living on the lot. Not all lots will have accessibility for hook up. Applicant must obtain approval from LSCSD to hook up to the water and sewer system for the RV.
- Property owners must submit the exact type of RV, camper, and storage container size. (Owner shall also submit a photo of RV/Camper/Storage container, size, make and model, year).
- As permitted by Article V, Section 5.9 of the CC&Rs, the Board and/or the ECC will consider an extension up to two years to complete the reconstruction when reviewing applications.
- Full or partially constructed homes must follow county guidelines as well as current Governing Documents.
- Living in your RV must end and/or having a storage container on your lot must be removed within 60 days of New Home Construction completion. This would occur once Siskiyou County Building Department and the Lake Shastina Property Owners Association completes their final inspections and permit signoffs. Extensions may be available contingent on homeowner obtaining ECC approval.

Lake Shastina Property Owners Association
16320 Everhart Drive
Weed CA 96094



To Members: Newly enacted Civil Code §4041 states an owner of a separate interest shall, on an annual basis, provide written notice to the association of all of the following:

Homeowner Name(s): _____

Preferred Mailing Address to which notices from the association are to be delivered:

Property Address or Identifier (APN/Account # /Unit Lot): _____

Is this property: Owner Occupied Rental Unoccupied or Vacant land (circle one)

Optional: e-mail address: _____ Phone: _____

By providing your phone number you will be providing important emergency contact information.

You may request notices be sent to an alternate or secondary address cc§5206:

Name & Address of legal representative, if any, including any person with power of attorney:

It is up to you to notify the association directly whenever your address changes and to settle with other owners of your unit or lot on one address and one secondary address for communications related to your property. If an owner fails to provide the notices set forth above, the documents shall be addressed to the recipient at the address last shown on the books of the association.

You may email the above info to *accountsreceivable@lakeshastina.com*