

- 1) **Meeting:** Called to order 0930 by Secretary **Robert Bragg**. The President, **Eric Davis**, was celebrating his 51st Anniversary. We wished him congratulations. In his absence, the group voted to keep Eric and Robert in the same capacities for the year 2018 (or until better talent surfaces.)
- 2) **TREASURY:** **Jill Holstein**, reported that \$128 was spent from the \$422.51 for a plate of sandwiches, vegetables, and a plate of assorted cakes all from Big Trees Market, all to be served at the end of the meeting. The discussion and election that followed chose "**Do Wooders**" as the group to receive the annual EPPOC Donation of **\$300**. This volunteer group prepares firewood for those in need and had recently had their log splitter and essential tools stolen.
- 3) **SHERIFF'S OFFICE:** Officer **Joel Burnett** cautioned homeowners that break-ins are common throughout the area and to be alert to suspicious people and traffic. He further reported that homes can be made less attractive to thieves by keeping the outside in order, have a light (with a timer) on the inside, make appearances of being at home, and additionally present signs of an alarm system. Note that response time will typically be inadequate.
- 4) **CCWD:** **Bertha Underhill** and **Joel Metzger** gave a detailed account of events and our water future.
 - a) "**Cost to Serve**" analysis, a professionally prepared report will be completed at the end of December. With this analysis and with many internal adjustments (cuts of personnel) to CCWD, a new water rate schedule will be presented to their customers with explanations for an obvious need for rate increases. Remember that the conservation years during the drought caused a \$700K to 1M loss to operating expenses.
 - b) A "**Hazard Mitigation Plan**" will be drafted in the near future to address loss of services in natural emergencies. CCWD (Joel) will be requesting feedback and inputs to support workshops for the draft.
 - c) **Reach 1A** is in the planning stage with work being done on location (near Forest Meadows). Work will be starting in the Fall of 2018.
 - d) "**Pickle-Ball Courts**" will be added to White Pines Park due to clamorous demands.
 - e) **White Pines Lake**, dredging to increase water capacity, is reduced priority, but remains within the 3-year plan.
 - f) **Parade of Lights**, was a remarkable success being well supported by the community.
- 5) **EBBETTS PASS FIRE COMMISSIONER:** Tom Sullivan reported a fallen tree in front of the Fire Station due to the recent high-winds storm.
- 6) **Arnold Rim Trail:** Steve Lauterbach talked about the ongoing work on the trails, widening of some, and cleaning up poison oak. The trails will be in great shape for Springtime.
- 7) **HOA Consultant:** Don Shinn wanted to remind HOAs about the responsibilities of reporting budgets, getting fire insurance renewed, and the countless of other reporting details by end of year.

- 8) **HOA REPORTS:** December is the annual opportunity to air the events of the year, good and bad, for all HOAs. This has been a sharing for the mutual benefit all. Since there were many speakers over a range of topics, key issues will be named here by priority of concern. Unfortunately, airing issues with no solution in sight can be frustrating. The value of airing such issues for the general population is hoped to foster understanding of the problems unique to our community. Sometimes pressures at higher levels are certainly called for.
- a) **Pine Needles and Fire Fuel Reduction:** At this time, there are no avenues for the homeowner to rid their properties of pine needles other than raking and burning. Even the resources for this are limited. The homeowner is cautioned to have a fire permit with a burn-area that meets all the requirements of burning and must adhere to "burn days". The Cal-Waste bins are expensive and inadequate. The use of **Curtain-burners** has failed. The possible **GOOD NEWS** is that Cal Fire and the VIP program is inadequate to enforce debris removal requirements. The **BAD NEWS** is that this puts all of us, our property and lives, in danger of an Unimaginable Forest Fires like we are currently experiencing throughout California.
- b) **PG&E Response to Downed Trees:** For the many properties that contain log sections cut by PG&E crews this year (or last), here are two contacts at the PG&E Office for a personal complaint or request:
- i) Jojie Martinez, contract Vegetation Program Manager (in Stockton)
Phone: 559-974-3305
Email: Rim2@pge.com
 - ii) Kelly O'Flinn, Program Manager/Debris Management (Dead Tree Clean-up & biomass)
Email: KLO6@pge.com
- c) **Bear Sightings:** For a number of reasons, the frequency of bear sightings is on the increase. The poor garbage management by restaurants and ill-informed renters providing attractive odors is considered the most important. Rental agencies need to step up their efforts to instruct new renters about bear boxes and proper disposal locations.
- d) **HOA Dues:** Most HOAs are experiencing higher expenses, some are due to increasing State Regulations intended for our safety and protection. Infrastructure is being maintained and improved thus adding costs. Many swimming pools have needed repairs. BLS has added bubblers to their lake potentially keeping the water cleaner and safer, as well as, reducing the need to drain and dredge the lake. Many HOAs must clean common areas, ditches, culverts, and County easements at the increased rates of cleaners.
- e) **HOA Membership:** Ownership turnovers are reported at a high percentage (>5%). Attendance of children at HOA facilities is at a high level. Property values are up with a large demand by Bay Area Families.
- f) **HOME RENTALS:** There is a growing concern for IRRESPONSIBLE rentals occurring through third-party agents who do inadequate instructions to renters and clean-up. House rentals have been an economic staple in our areas for Vacationers for many years. The

newest players are INTERNET agents that are impersonal and ineffective protectors of rental properties and furthermore allow Vacationers who have no knowledge of the issues of living in a forest with wild animals and fire dangers to revel through the night at a neighbor's expense. Calaveras residents know the ease and benefits of shopping on-line. Now, internet sources like **Airbnb** and others have made shopping for vacation stops too convenient to allow effective screening. This is a tear in the fabric of space that allows other than well-intentioned families to utilize our mutual facilities. This is a new threat not anticipated by out-of-date CC&Rs. As home owners, we know that a single mistake with fire could bring ruin to us all. Owners who rent their homes and cabins should know this terrible responsibility as does their insurance companies.

9) **LUNCH:** The provided food was enjoyed with vim and enthusiasm.

Reminder: Next meeting is in February.

Merry Christmas and Happy New Year to ALL!

Robert Bragg
EPPOC Secretary