

# **Alder Creek Tract Summer Home Owner's Association Labor Day Weekend Meeting September 3, 2017**



The September 3<sup>rd</sup> meeting of the Alder Creek Tract Summer Home Owner's Association, held at Lot 26, was called to order by President Tracy Carlson at 11:05am.

An attendance sheet was passed and updates to the roster were requested.

Those logged on Sign-In Sheet were: Lot 1 Barb and Vince Farfan; Lot 2 Jack and Mary Pat Gayaldo; Lot 3 J.S., Darshan and Jagjeet Khalsa; Lot 10 George Yandell; Lot 12 John & Karen Ward; Lot 13 Paulette Erfert; Lot 15 Kendal Chaney-Buttleman, Sueb Chaney Gaudio, Logan Chaney and Wyatt Buttleman; Lot 16 Rick & Michele Cahall; Lot 18 Marcy Pickel & Susan Ruiz; Lot 19 Bob Massone and Diane & Jeff Harbin; Lot 20 Gail Coney; Lot 21 Paul & Sara Yandell; Lot 22 Jim Travis; Lot 23 Marcia Crawford & George Steneberg; Lot 24 Dave & Camela Labhard; Lot 25 Herb and Bill McDuffee & Janet Emmett; Lot 26 Kiefie, Art & Nick Breuer, Tracy Carlson & Mary Boies.

The minutes of the May meeting were read and approved.

Verbal introductions were made. Kiefie Breuer included the news that an updated historical binder is available to whomever had asked her for one at a previous meeting.

The treasurer's report begins with the May meeting balance of \$3,466.59. We had receipts of \$1,793.60 in dues plus \$0.72 in interest for a total income of \$1,794.32. The expenses were \$50.43 to PG&E and \$61.64 to the Forest Service for a total of \$112.07. Our balance as of the September meeting is \$5,148.84. The treasurer's report is approved as read.

Unfinished Business:

## **WATER**

Rick Cahall presented a plan to research the replacement of our water system's mainline by stating that it is an 80-year-old pipeline and, since many cabin owners have had rust in their lines and other poor water quality issues, it is time to take a serious look at changing it out. A casual poll indicated that roughly half of us do not drink the water from our taps. The Chaney cabin experiences rust in their water and they are the closest cabin to the tank. The mainline runs from the well to the tank and from the tank down the road; trunk lines and individual lines branch out from the mainline.

Rick reports that the water he extracted from the well just prior to the meeting was so cold that it frosted the container and it tastes sweet. He brought enough to share with all of us and suggested that every cabin could have that quality water if we replace the offending pipes.

Herb McDuffee inquired as to how much of the problem is from the mainline as opposed to the individual tributary lines. Rick suggested that we should start with the mainline, which is clearly old, and is the responsibility of the entire cabin area. After that is replaced then the downstream pipes can be evaluated as individual cabins test their water for any improvement. If there is inadequate improvement, then the replacement of trunk and/or individual lines can be undertaken. It would be at the expense of those directly benefitting from the pipeline. For instance, where a line feeds into 3 cabins, all 3 cabins but only those 3 cabins, would share that replacement expense.

Art Breuer and Rick Cahall will (tape-off) measure the main lines, and include shut-off valves to trunk lines to provide a supplier with a materials list so that we have numbers for estimated costs to replace the mainline pipes and valves. Bob Massone has a friend who is a water engineer (read: plumber) that we can tap for help. Part of the issue is that the various water lines are from different generations and the repairs below the mainline may be portioned out according to need.

Bob Massone reports that he uses a filter so what would be rusty water runs into his cabin clear, but they have never consumed the water.

It is noted that if we work on trunk lines and private lines without addressing the mainline first then we risk sending tainted water from old pipes into new pipes. We need to focus on the mainline first, since it's the oldest, then check and address the lower lines. George Yandell confirms this order logic as replacing lines at his cabin did not correct the bad water problem for them.

The old metal mainline is a 2" pipe and Rick anticipates that a new non-metal pipe of 2" will suffice. He approached Nancy Platt about the problem and she stated that if we follow exactly the old trench lines without any deviation then we can do the work privately without any permits. But, she states we should still have our work inspected by a private inspector.

Rick says we have a couple of options to uncover the old mainline: put together a work party amongst our cabin owners and friends OR pay someone to do the work. Perhaps we could create a fun, friendly competition out of digging up the pipe.

Dave Labhard requests that whichever private inspector we choose to contract with, that we ask ahead of the work what they would be looking for so that we do the work correctly from the get-go.

Dave also reports that he tested the water at the well and there were no nitrates. We no longer have to test for E. coli. Each cabin may do their own testing. You can test for a few individual metals or minerals for \$20-30 each, up to a full test of metals, minerals or total dissolved solids for about \$200. You need to have an idea of what you specifically want to test for. You must use a clean, sterile container to collect and deliver the sample of water to the Lab

within 22 hours of collection. Call Dave Labhard if you need any assistance. (He has some sterile containers as well. [California Laboratory Services \(CLS\) in Rancho Cordova](http://www.californialab.com/services/) <http://www.californialab.com/services/>)

In conclusion, Rick will collect all the information on costs, inspections, etc., for presentation at the spring meeting. If we vote to move forward at that meeting, then we'll form a committee to take on the task. He will share information with us between now and then.

#### **EID BRIDGEWORK**

Everyone confirms that they are aware of and had received information on the upcoming bridge closure. Sara Yandell inquires as to whether the bridgework indicates EID's acceptance of ownership for the bridge in that in the past no entity wanted to claim responsibility. It is noted by Gail Coney that although she's heard no formal announcement of such, the fact that they are doing the work puts the burden on them.

Any change in the schedule of repairs will be quickly disseminated through email.

#### **US BANK SIGNATURE CARD**

Tracy Carlson notes that our bank, US Bank, has gotten more particular through the years and is insistent that we specifically state in our minutes when a change of officers takes place and that there is a stipulation to remove old officers from signature cards to replace them with the new officers. Sara Yandell, former Secretary/Treasure for the Alder Creek Tract Homeowner's Association, agrees that she should not still be on the card and requests that we have her removed.

#### **NEW BUSINESS**

##### **US FOREST SERVICE**

Gail Coney announces that she is resigning as the liaison to the US Forest Service and she nominates Rick Cahall, since he clearly has an amiable, working relationship with Nancy Platt already. It is moved, seconded and passed. (Thank you, Gail, for your years of service!)

##### **BEARS**

No bears have not been seen since June 25<sup>th</sup> in the cabin area proper. However, just 2 days prior to this meeting two of George & Carroll Yandell's sons were hiking along the pipeline and the EID representative later reported that his wildlife camera had captured a photo of a bear just 7 minutes before the boys were caught on camera.

Please continue to take precautions with food and garbage.

##### **FACEBOOK**

It was suggested that a private Facebook page be set up for the Alder Creek Tract. The Chaney family reports that their family's cabin page has been a very effective tool for sharing information related to the cabin. It was generally agreed that it was worth setting up if even for simply sharing photos. There were no obvious volunteers to get the ball rolling so Gail Coney will inquire with a friend as to whether he'd be interested in helping us to get it up and running.

#### PARASITES IN THE RIVER

It was reported that a “white string” pulled from a rock under the big bridge to be thrown away as trash began to wiggle. A long white parasite that was speculated to have come from deer excrement was definitely in our river. The following precautions were suggested: do not open your eyes or mouth while in the river, and definitely do not drink the river water.

#### TRACT LEASE

It was asked and answered that our leases are up on December 31, 2024. It is currently a 20-year lease. Rick Cahall shared that Nancy Platt had no comment on any foreseen change in lease length.

#### WATER SYSTEM follow-up

It was asked and answered that the water system we are on belongs solely to our Alder Creek Tract Homeowner’s Association.

#### BILL COLLECTION

It was noticed during the treasurer’s report that not all cabins had paid their annual dues. It was noted by Sara Yandell that it has been a struggle for years to collect some dues. Yet, she maintains that our association officers should not be expected to take on the role of bill collector, so she asked for some solutions. It was noted that annual dues are due and payable at the spring meeting. At the fall meeting the payment becomes late/past due. The discussion revealed that some years ago one cabin in particular was in arrears and non-responsive to inquiries from our association officers. The problem was compounded by the fact that this same cabin owner had not paid the Forest Service either. Because the right to a permit with the USFS included the stipulation to be in good standing with HOA rules, and since non-payment of dues is in violation of the HOA, the offending party was declared trespassing on Forest Service land until they paid all money due. Paul Yandell moved to begin a system for collecting dues in arrears. Rick Cahall seconds the motion and the motion is approved. Nancy Platt of the USFS will be approached to confirm this possible avenue of collection.

Paul Yandell moves to adjourn the meeting. Marcia Crawford seconds the motion. Approved. The meeting adjourns at 11:52am.

Respectfully submitted,

**Mary Boies**

Secretary/Treasurer

POST MEETING: It is announced that we’d like to hold a pot luck lunch after the May 2018 meeting. More news on that plan in 2018.