

**Kingvale Property Owners and Water Users, Inc.
General Membership Meeting
July 7, 2012 – Moore Cabin**

Item	Discussion	Recommendation/Action
Call to Order	<p>President Gene Moore called the meeting to order at 9:35 am. He welcomed and thanked everyone for attending today's 51st annual meeting of the membership. He also welcomed new members Brett & Marike Lee and Martin & Deb Place.</p> <p>Jeff Twedt had asked for a moment of silence in honor of Catherine Weis and Ralph Ingols who had passed away since last year's meeting.</p> <p>Mr. Moore asked that due to time we keep items as short as possible and to no more than 3 minutes.</p>	
Minutes 2011	Mr. Moore asked for corrections to the minutes of last year's general membership meeting.	M/S/C to approve last year's meeting minutes as mailed.

Financial Report 2011/2012	Secretary Denise Eldridge gave the financial report. The total balance from the general (maintenance) and special assessment (projects) bank accounts as of 6/30/12 equal \$68,259.68. Money received from these accounts last year was \$77,096.00. The total expenses were \$34,429.50. These balances do not include the picnic or fish account. Financial report was available at meeting and will also be mailed with the meeting minutes.	M/S/C to approve financial report as presented.
Speaker: Truckee Fire Dept.	Bob Beldon said that due to lack of funds there is no longer a brush drop off at Soda Springs Ski Area parking lot. As of July 1 st there is no burning until fall. This is the last year of the chipping program. The last day to call is August 26, 2012. Let Charlie know if you would like the chipping material.	Contact Charlie Philips at: 530-426-3758 to arrange for chipping
Work Party Dates	<u>August 18, September 1, and September 15 2012</u> are the dates for the work parties this year. Those participating should meet at the corporation shed at 9 AM. Please make sure that you attend at least one work party. We thank all of you for your help.	-
Fish Report	Tom Bales reported that fish have been planted this year. He stated that \$150 donation for fish planting from cabin owners would be ideal. He said any amount would be appreciated to help with the expenses of the fish fund.	Send checks to: Tom Bales 1713 Novato Blvd. Novato, Ca. 94947

<p>President's Report</p>	<p>Mr. Moore had reported that this is the first year that no coliform had been present and our water samples continue to be good. A leaking pipe on Rusty Lane has been repaired. Please check your cabins for water leaks and make sure that water has been shut off when leaving your cabins.</p> <p>The new fee schedule for road and water for 2012/2013 is: Road maintenance and Repair-----\$60.00 Water service without residence-----\$115.00 Water service with residence-----\$215.00</p> <p>There will be two special assessments (projects) in 2013 of \$300. The first assessment will be due in January and the second to be due in May.</p>	
<p>New Business</p>	<p>Mr. Moore wanted to thank homeowners for their continued support and help with the on-going projects which are now required by the County.</p> <p>Charlie Philips reported that he and our water engineer has completed the water tank design and plans for the building to house the tanks in order to meet State and County requirements. Permits have been filed and when approved, ongoing volunteers will be needed for help with the construction of this project and others</p>	<p>Contact Charlie Philips at: 530-426-3758 to volunteer.</p>

this summer and fall.

Lee Neher discussed three different options for potential well sites. The board members want to choose the best of these three sites, which will benefit Kingvale shareholders. Due to the lower cost and location the Board felt pursuing the site owned by the Moores made the most sense. (Mr. Moore would not be involved in decisions). The board will continue to keep members informed of progress addressing the source capacity (lack of sufficient water to meet the State and County standards).

Mr. Miller had asked for an agenda item to rebut the actions taken by the shareholders at last years meeting. Mr. Moore asked that due to the number of items Mr. Miller keep his rebuttal to 10 minutes or less.

Hal Miller said he was encouraged by the work the Board members have done on the water issues for Kingvale. He choose not to go through his rebuttal items dealt with by shareholders from last year and instead requested his rebuttal to be included in the mailing along with the meeting minutes.

(Due to the cost of the number of copies required and the postage, the Board has posted his rebuttal and attachments on our web site (<http://www.kingvale.org>). For those without internet access hard copies can be requested from Mr. Miller, 7034 Dry Creek Road, Rio Linda, Ca. 95673.)

Announcements/Discussion	<p>Ric Outman announced the parking lot meeting will be on his deck after the shareholders meeting is finished.</p> <p>Suzanne Bales announced there would be a book table again this year at the picnic.</p> <p>Lee Neher said those with quads be careful of how steep Red Fir is when on the road.</p> <p>When using dumpster bins, please make sure you latch it. This will aid in keeping bears out.</p> <p>Please keep glass away from the river.</p> <p>No fireworks allowed in Kingvale. Keep speed to 5 Mph and watch for kids and dogs.</p> <p>The bears have not been a nuisance as in previous years, yet you should continue to secure your cabins to avoid break ins</p>	
Election of Officers	<p>Two Board members have reached the end of their current terms of service and are up for re-election. They are Neil Kimmel & Jeff Twedt. Neil Kimmel had stepped down as board member. The floor was opened and Bob Falconer was nominated to serve. There were no other nominations. Mr. Falconer was elected and Mr. Twedt was re-elected for a two-year term.</p>	M/S/C to approve election of board members.
Adjournment		M/S/C to adjourn at 11:20 a.m.

Kingvale Property Owners & Water Users Inc.
Statement of Cash Receipts & Disbursements
From July 1, 2011 to June 30, 2012

Bank Balance July 1, 2011		<u>\$25,593.18</u>
1) Maintenance and Operations Account	\$31,950.56	
2) Special Assessment Account (Projects)	(\$6357.38)	
Income		
1) General Assessment (Water/Road/Transfers)	\$23,780.00	
2) Special Assessment Account (Projects)	\$53,316.00	
Total Income		<u>\$77,096.00</u>
Disbursements:		
1) Maintenance and Operations Expenses		
Office Supplies / Postage	\$1,163.58	
Property Taxes	\$538.08	
State / County Annual Fees	\$686.78	
Work Parties	\$459.74	
Dumpsters	\$465.00	
Secretary	\$500.00	
Contract Services (Road)	\$3168.68	
Contract Services (Water)	\$662.56	
Outside Contracting Services	\$2480.24	
Insurance	\$4060.00	
Legal (Other)	\$2007.00	
Federal and State Tax Preparation	\$700.00	
Reconciliation Adjustment	-\$0.47	
	Total	\$16891.19
2) Special Assessment Expenses (Projects)		
A. Lola Montez/Woodin/Anna Pipeline Replacement and Relocation	\$6,459.40	
B. Tanks and Building to address Low Pressure and Back Siphonage	\$9,398.28	
C. Source Capacity Increase (Well)	\$1,680.63	
	Total	\$17,538.31
Total Disbursements		\$34,429.50
Bank Balance June 30, 2012		
1) Maintenance and Operations Account	\$38,839.37	
2) Special Assessment Account (Projects)	\$29,420.03	
Total		<u>\$68,259.68</u>