

# KLAMAGRAM

November 21, 2013

PO Box 129 Hornbrook, CA 96044 Ph 530-475-3555 Fax 530-475-3002

## 2013 ANNUAL MEMBERSHIP MEETING

The quorum-only meeting of the 2013 Annual Membership Meeting was held on Thursday September 5<sup>th</sup>. Ballot Custodian/Inspector of Elections, Rose Wostenburg, reported the results: Of the 2050 lots there were 1867 lots eligible to be voted with 327 represented. A 40% quorum was not met and the meeting was adjourned until Saturday, September 7<sup>th</sup> when the quorum requirements automatically dropped to 25% or 466 lots.

At Saturday's meeting, the turnout was the smallest ever with about 25-30 owners present while we waited for information about the quorum. Since this was to be a members' meeting – not a board meeting – Vice President Jim Saunders opened with a call for the members present to nominate a secretary. There were no nominations so Corporate Secretary, Carolyn Aronson, stayed on to take the minutes. Then Mr. Saunders asked for nominations to chair the meeting. There were no nominations, but Mr. Charles Gordon volunteered and was elected to chair by a majority of those present.

While waiting for the Ballot Custodian/Inspector of Elections to tally the additional lots represented by ballot or by proxy, those present were asked to set the dates for the 2014 quorum only meeting and for the annual membership meeting. It was agreed to move the quorum-only meeting to Wednesday after the Labor Day weekend with the Annual Meeting to remain the Saturday *after* the 2014 Labor Day weekend.

Once all proxies and ballots were received, the Inspector announced that a total of 354 lots were represented by proxy or in person failing to meet the lowered quorum required to hold the owner's meeting. Without a legal quorum, no meeting or election could be held and no business could be transacted by the owners.

Owners were free to discuss issues among themselves, which a few did. Others spent the time enjoying visiting while waiting for the BBQ and potluck to begin.

Our thanks to Jim Saunders and Larry Frye for manning the BBQ and to owners who brought food for the potluck.

We would also like to thank those owners who faithfully participate in the annual election activities.

## DIRECTORS & OFFICERS

An election of Directors could not be held due to the lack of a quorum, therefore the following Directors continue to serve:

Robert Noel, Director/President  
Jim Saunders, Director /Vice President  
Ann Noel, Director/Treasurer  
Susan Wallace – Director  
Larry Frye – Director  
Carolyn Aronson, Corp Secretary  
(non-board member)

Regular quarterly meetings of the Board are scheduled for 2:00 pm on the third (3<sup>rd</sup>) Saturday of the month as follows:

January 18, 2014

April 19, 2014

July 19, 2014

Meeting Location: Campground Lodge  
4710 Whitefish Place, Hornbrook, CA

Meeting agendas must be posted in the common area on the bulletin board located at the Office. In addition, since the late 1990's, members and board members have volunteered to drive and post these agendas in nine other areas in the subdivision at mailbox locations for the owners' convenience.

## A word about the 2014 Annual Assessment Level

The Board of Directors was able to hold the annual assessment level to \$158 for 2014 – the level it has been for the last 7 years. Throughout that time the Boards have been diligent about funding the Reserves. The West End bathroom foundation; the pool concrete collar replacement; building paint; siding replacement; and roads (material will need to be hauled for the roadwork to address the silt issues with the enzyme) all will be covered by Reserve funds. Diligence in funding has really helped the Association meet its obligations towards the assets during these lean years.

Due to economic conditions, many lots have defaulted on their annual assessments and the collection activities have increased drastically. When the Association ends up holding title to defaulted lots, it loses assessment income. Recent changes have resulted in significant savings on the Operating side. During budgeting, the trick is to adequately fund both Operating and Reserves to avoid the need for special assessments. So far – So good.

The following article about road surface problems is helpful in understanding why the Association established a 15 mph speed limit on its roads. Of course owners should decrease this speed in accordance with weather conditions where there is mud, ice, or snow involved. But washboarding on our gravel roads is a direct result of our usage and the below article helps to explain why that is so.

A Staff Report from the Straight Dope Science Advisory Board:

**What causes the "washboard" effect on unpaved roads?**

Dear Straight Dope: We live in a rural area and on many of the unpaved roads a washboard effect develops. Others I've asked an explanation say it's a result of bumps causing tires to leave the ground and then land, and erosion takes care of the rest. This answer doesn't seem to account for varying speeds, car weights and tire sizes. The ruts seem pretty uniform in their depth and spacing--wouldn't erosion create a more haphazard effect? — mileary

The phenomenon you refer to is known as "washboarding," a wave-like pattern on unpaved roads that might more aptly be called speedbump hell. As you've observed, the ruts occur with striking regularity, belying a chaotic event like erosion.

According to Tom Pettigrew, a Forest Service engineer, the cause is an unlikely source: your car's suspension. (Well, maybe not yours specifically, but it's not innocent in this matter, either.) A vehicle's suspension system distributes the shock and energy of road irregularities with a bouncing rhythm called harmonic oscillation. At each downstroke, the wheels exert extra force on the road, causing the particles in the road to either pack or displace at regular intervals. Once a pattern of ruts starts to establish itself, it becomes self-reinforcing due to what engineers call forced oscillation. The next car hits the same irregularities in the road and bounces at the same rate, causing the pattern to become more and more defined. Forced oscillation overcomes minor variations in oscillation rate that might otherwise arise due to differences in car weight.

Wouldn't variations in speed affect the washboard pattern? Sure, which brings us to another critical part of the feedback loop: you, the driver. Drive too fast on a washboard road and the downstroke exerted by the car wheels may meet the road at a point where a bump is ramping upwards. You know what that means: You bounce off the ceiling. Instinctively most drivers slow to a speed at which the downstrokes coincide with the troughs between bumps, reinforcing the pattern.

Washboarding is inevitable in any unpaved road that sees fairly heavy traffic. The only way to avoid it is to: (a) radically redesign how automotive suspensions are made, (b) give up suspensions altogether, or (c) keep off those dirt roads.

### CAMP TRAILERS

Two older camp trailers that had exhausted their service life were offered for sale via sealed bid auction at the October 19, 2013 open meeting. There was no interest in one and the other was sold for parts. While the trailers remain in the Reserve Funding program, actual replacement has not been scheduled. The economy has heavily impacted campground usage and makes the expenditure unsupportable at this point in time.

### THE STATE'S \$150 "FIRE TAX" UPDATE ON THE SUIT FILED BY THE HOWARD JARVIS TAXPAYERS ASSOCIATION

*HJTA v. CA Dept. of Forestry* — HJTA is the plaintiff in this class action seeking to invalidate the State's new fire prevention fee on grounds that it is really a tax that needed (but did not receive) two-thirds legislative approval, and seeking refunds for all who filed a Petition for Reconsideration or Claim for Refund. **Status:** Amended Complaint filed and served; awaiting State's Answer or Demurrer.

### 2013 ROAD WORK

Before our contractor was called away to work with the Forestry during all the fires we have had up in Northern California and Southern Oregon, he was tasked with reclaiming our ditches, grading, and compacting the following roads: Mallard, Perch, Lewis, Whidgeon, Ruff, Lark, Canary, Pidgeon, Grouse, Mustang, Wolverine, Crane, Palomino, and Lemming were completed. Brush incursion onto those roads limited access by fire equipment, narrowed the traveled surface, and was of considerable concern. Resurfacing of Coyote Street by another contractor was also completed.

Our contractor has returned and will continue working until the weather puts a halt to being on our roads during wet or snowy conditions. Road rebuilding will commence again in 2014 and will require material haul to accommodate the enzyme work.

Spraying for weeds on the road surfaces was greatly delayed this year due to very windy and unstable weather conditions. There was enough moisture to encourage weed growth early on. The spray treatment itself actually stimulates rapid growth that is ultimately detrimental to the plant. Late application is not optimum but the weeds are still killed along with their potential seed production so the goal of keeping the roads clean is achieved.

### POOL MAINTENANCE WORK

During the scheduled pool tile replacement work, it was discovered that the concrete pool collar around the pool has cracked in half horizontally allowing water behind the tile work. This has been the root cause of the tile constantly falling off. Work to replace the collar will be extensive and expensive! The Board has received one bid and is currently seeking a second. Until the collar issue has been repaired, tile replacement will be delayed.

Cold weather may be an issue in scheduling any repairs during the winter season and may or may not impact the normal pool opening date.

These repairs will be covered by the Reserve funds.

### --NOTICE--

#### BAD ADDRESSES

**The office has been sending mailings to confirmed bad addresses costing additional employee time for posting, filing, and postage expense and crowding the files. The Board has concluded that such mailings are wasting the Association's resources, benefiting no one, and as of this notice, such mailings will be discontinued with the exception of assessment invoicing, late notices, pre-lien notices, and liens.**

It is the owner's responsibility to keep the Office informed of a current address and to send in signed requests for changes of addresses.

### SQUATTERS, POT GROWERS, CAMPERS, AND SUCH

The increase in the non-residential usage of our lots has become a major issue which the Board, and many owners, have been working on. With little assistance coming from the County at the moment, the Board determined to enlist the help of legal counsel to create an enforceable sequence of actions by KRCEOA, Inc. that would "partner" with County officials to put a stop to the pot farming, gypsy-style camping, and trailer camping on KRCE's "residential only" lots. Once that policy is reviewed with legal counsel, it will be duly noticed to the membership.

One point that will be made is that there will be no camping on a KRCE lot without an active County permit – septic, well, or building. The Association has a campground facility available to lot owners during times when an active permit may not be in force for those who are in the process of developing a lot.

Marijuana growing on undeveloped lots does not fall under "residential" activities and will also be addressed with the lot owner held accountable.

### WEST-END BATHROOM FOUNDATION ISSUES

Long time owners recall the flooding that often occurred on the campground in the area around the West End bathrooms. That area has always retained moisture making it difficult to keep the floors painted. A number of years ago, a crack developed in the concrete pad and hydraulic cement was used to support it. Now the pad has actually sunk on one side. Turning on the water supply to the building resulted in leaks in the piping, toilets not emptying when flushed nor showers draining. All this makes the integrity of the plumbing questionable also. A civil engineer has been contacted to examine the building, evaluate the condition of the slab, and to make recommendations to the Board.