

Cold Springs Property Owners Association, Inc  
Minutes of the Board Meeting  
September 29, 2007

Directors present: Tony Gleadhill, Jason Reed, David Meidinger, Don Rosenbaum, Dave Sponseller and Gail Allen was present via call in.

Directors unavailable: Jon d'Alessio and Suzie Patterson.

1. Call to Order: The meeting was called to order on September 29, 2007, 1:05pm at the home of Jason Reed, 29311 Shasta Drive, Cold Springs.

2. Approval of Agenda: Tony submitted the agenda and it was accepted.

3. Approval of 09/01/07 Annual meeting minutes: In David's absence, these minutes were taken by Don. Don presented the minutes and they were unanimously accepted.

4. Approval of the 09/1/07 Board meeting minutes: In David's absence, these minutes were taken by Don. Don presented the minutes and they were unanimously accepted.

5. Election of new officers: Jason was nominated as Treasurer, David as Secretary, Tony as President, and Don as Vice President. All nominations were accepted by those individuals and all were unanimously accepted by all attending Directors.

6. Non Active Directors: The question was raised regarding Jon d'Alessio and Suzie Patterson interest to continue as Directors, given their absence involvement over the past year. Tony took the action to contact them to inquire on their interest.

7. Treasure's Report and Budget: Jason presented the following.

Year to Date September 30, 2007	
Revenue: from Members	\$3,930.00
Revenue: from Interest	\$9.23
Total Revenue for 2007	\$3,939.23
Expense: Directors/Officers Insurance	\$1,696.00
Expense: Newsletter, Annual Meeting	\$799.47
Total Expense for 2007	\$2,495.47
Increased Cash flow for the year	\$1,443.76
Cash on hand from beginning of year	\$7,190.97
Bank Balance as of today	\$8,634.73

Jason presented the budget for 2008, with revenues of \$2,825 and expenses of \$2,409. The proposed 2008 Budget was adopted by consensus with the understanding that it may be amended later as the CSPOA web presence and the 2008 Annual Meeting plans are further developed and refined. It was also noted that given our success this year with over 200 paid members, the revenue budgeted for 2008 is probably conservative.

Cold Springs Property Owners Association, Inc  
Minutes of the Board Meeting  
September 29, 2007

8. Membership for 2008: As of this date 208 property owners have paid. In 2007 we had 100 paid members. It is clear that the efforts put forth with the web site, newsletter and perhaps the return paid stamp were successful in attracting new members.

9. Web Site: What has been defined as phase 1 is nearly complete. The completion of the member's only section is all that remains to complete this phase. David reported that the release of this members section (essentially a blog page) will be ready within the next few weeks. David will send members page to Board Members first for review and comment.

10. Review of community concerns from the 09/01/07 Annual meeting: The following issues are those that were identified as priorities for the Board this year. If other issues were raised, they will be reviewed if raised as concerns again next year.

- Fire Safety: Dave S. offered to investigate the specific rules regarding outside campfires in the cold springs community and who to contact should someone have a concern. These rules and contact info will be on the web site once known.

- Road Condition: There is evidence of some repairs taking place, but more can be done. The Board has already reported this as an issue to Teri Murrison who provided some input on the subject. (Reference her letter on the web site under "News") The Board agreed that it will continue to push Teri for further assistance here.

- Snow Plow Damage to Roads: This issue was raised last year and responded to by Teri Murrison. (Reference her letter on the web site under "News") The contact information for Public Works will be on the web site soon.

- Barking Dogs: This issue was raised last year and responded to by Teri Murrison. (Reference her letter on the web site under "News") David agreed to follow-up with Animal Control on specific ordinances and how to deal with excessive barking dogs. The ordinance and methodology for reporting will be on the web site once known.

- Darlene's Cabins: Concern was raised regarding excess noise after 10pm and too many cars parked in street of these rentals. Gail agreed to contact Darlene's Cabins and get a set of rules that are provided to the renters, and who to contact should nuisances need to be reported. These rules and contact info will be on the web site once known.

- Pine Needle Pickup: This issue was raised last year and responded to by Teri Murrison. (Reference her letter on the web site under "News") It was agreed that continued investigation will occur as to options of pickup and disposal. And it will be placed on the web site as known.

- Signage Sponsored by CSPOA: A question was raised regarding placing signs at various areas concerning parking, fires, noise, etc, which could be paid for by increased

Cold Springs Property Owners Association, Inc  
Minutes of the Board Meeting  
September 29, 2007

membership fees. The Board unanimously agreed that this is not the role of this organization, but focus on education through the web site.

- Hill Hazard at Lot 59. A concern was raised that the recently removed trees at lot 59 on Lassen creates a potential hazard for cars during the snow season. Tony indicated that a cabin owner has already contacted the county about this topic and the Board will leave any potential action up to the county.

- Northcutt's Operations: A concern was raised regarding activities at this location. Mr. Northcutt, who was in attendance, offered a tour to any interested cabin owners. Tony agreed to take the task of setting up a date and time for such a meeting. Announcement of such a meeting will be put on the web site.

11. Change to 2008 Annual Meeting: The Board wants to attract more members to this meeting and make it more of a social event. To this end, it was agreed that Date and Venue options would be presented to all property owners. The Dates discussed were; the first Saturday in July and Labor Day Saturday. The Venues discussed were; Pinecrest school, Strawberry school both with minimal snacks/water, or BBQ Block Party within Cold Springs. Survey will be sent out in January via e-mail. Gail offered to mail out hard copies to those without e-mail.

12. Next Newsletter: Don agreed to write the next newsletter and have it out before May. Among other things, the newsletter will have the announcement of the next annual meeting.

13. Phase II Web Site: There were no specific tasks that defined phase II other than the Boards commitment to maintain the site and update it with information.

14. CSPOA By-Laws: It was agreed that Don would red line the existing By-Laws and then upon agreement by Directors, it could go on the web site.

15. Next Board Meeting: Tentatively set for May 23' 2007 at location to be determined.

16. Adjournment: There being no further business, Tony adjourned the meeting at 3:30pm.