

BENNETT RIDGE COMMUNITY ASSOCIATION

MINUTES OF ANNUAL MEETING

APRIL 29, 2023

1. **Call to Order**
2. **Introduction of interim board members**
3. **Election of officers.** A unanimous vote was taken for the following officers:
President: Robert Gleeson: robert@robertgleeson.com
Vice President: Kathie Schmid: theater@sonic.net
Treasurer: Dave Sandine: davesandine@gmail.com
Secretary: Lise Valbert: lvalbert@me.com
Member at Large: Becky Bass: beckybass@sbcglobal.net

4. **Treasurer's Report:**

Savings Account	\$ 78.53
Checking Account	\$ 2,089.52
Money Market Account	<u>\$ 7,103.53</u>
Total	\$ 9,271.58

Number of paid members is: 36

Those that have not paid are encouraged to pay the voluntary \$25 per household to Dave Sandine. Checks can be put in his mailbox at 2640 Bennett RidgeRoad.

Recap of the going away gift for Helen Sedwick was as follows:

Donations:	\$290
Cost to BRCA:	<u>\$ 80</u>
Total	\$370

5. **Architectural Review Committee (ARC): Presentation by Brian Gipson**

Members: Jane Marx, Brian Gipson, Scott Reed

Review of committee tasks.

People are encouraged to review the CCR guidelines that were submitted by Helen Sedwick earlier in the month.

Reminder that we have no legal rights to enforce, we encourage homeowners to follow those guidelines and the committee can assist with this.

The primary goal of the committee is to be true to the beautiful place where we live.

6. **Bennett Ridge Fire Safety Organization (BRFSO): Presentation by Kathie Schmid**

Members: Suni Levi, Kathie Schmid, Bill Hill, Helen Sedwick, Robert Gleeson

Review of committee tasks

Bennett Ridge has been designated as a model community for vegetation management.

The history of the organization includes thinning/cleaning up overhanging and dying trees. This created a safer environment for all homeowners and first responders.

Grants have been obtained and there is currently \$250,000 in an account.

Several members attended a recent event concerning property assessments. The intent of BRFSO is to obtain a grant to receive an assessment, then create a 10-year plan for vegetation management to include chipping.

The cost for a personal assessment of property was estimated to be \$500.

7. **Bennett Ridge Mutual Water Company – Presentation by Kelly Dellinger**

President: Pete Parkinson

Vice President: Kelly Dellinger

Treasurer: Jeff Corcoran

Secretary: Dave Bass

Compliance Manager: Jason Dedmore

Recognition was given to Cole Carter who recently completed a 6-year term as treasurer.

Highlights:

Smart Meters: 135 lots

76 have Smart Meters

Currently have 20 in inventory to be installed.

It was decided within the last 6 months to install 30 Smart Meters on properties that are not currently occupied but are using water

The cost is approximately \$200 per household. People are encouraged to reach out to Pete Parkinson if they need Access to web site to determine usage. This is for people That do not have the app.

Rate Increase: 2018 was the last increase.

3rd quarter 2023 there will be a 15% increase.

Generators: Currently a neighbor has been renting us generators

California passed a bill in 2022 requiring community water.

Companies to install permanent backup generators by 2024.

The cost for Bennett Ridge to install generators for the 2 wells, 2 tanks and miscellaneous equipment is \$200,000. They

currently have \$300,000 in account but need funds in reserve for emergency issues. A survey, due on April 30, was recently sent to all members of the water company to help inform the Board's decision regarding backup power for our water system. All members are encouraged to complete the survey if they have not already done so.

8. Communications: Presentation by Kathie Schmid

Review of various communication tools available to households on the Ridge:

1. Bennett Ridge neighborhood google group email: Managed by Suzanne Dedmore and is utilized for non-emergency.
2. What's app: Managed by Kathie Schmid and is utilized for emergency only. There can be 250 people using this app. Kathie Schmid and Suni Levi can add people on request. The goal is to have as many people as possible.
3. Bennett Ridge Early Warning System (BREWS): Managed by Bill Sirvatka and Dave Dammuller. Ham radio with repeater testing occurs every Thursday night at 7:00 PM. They are currently working on expanding the geophysical network of the system.
4. Adjacent neighbor notifications group. While this has not been formally organized, we encourage people to have their immediate neighbor's contact information available.
5. Satellite Phone: Mainly to be used in case of earthquakes when cell towers may be down.
6. Facebook: Rebecca Lewis manages. To be used to connect with neighbors on a personal basis.

9. Survey results: Presented by Robert Gleeson

The intent of the survey was to provide focus for the board in 2023.

45 people completed.

The results are listed in order of importance per the survey. The board will continue to review this list and expand on ways to address:

1. Fire and Earthquake Safety:
The board will assist the Fire Safety group.
Earthquake preparedness information will be distributed.
We encourage all residents to develop their own plan.
2. Interface with other organizations (PG&E, Cannibis, etc.) for the good of the Ridge.
The board feels that it would be more effective for a lot of people to respond to issues as opposed to one response from the board. The Board will take a leadership role in providing templates for letters and disseminating information.
3. Property Safety
Ideas to be reviewed. The idea is to detour unwanted people from the area.

- A comment from the audience was made concerning “No public access to Annadelle”. The board will investigate signage for this.
4. New resident packet.
 5. Web site:

The board feels strongly that we need a more robust web site to accommodate board minutes, resource lists, emergency preparedness info, etc. The board has indicated this as a priority and are looking for web site designers. If there is anyone in the community that has this skill or knows of someone that does, we ask that they contact the board. This will be a paid service and bids will be taken.
 6. Social Events

The survey results indicated that 1 – 2 events per year were requested. Volunteers will be requested when the need arises.
 7. Comments

Deed restrictions had 75% support with 25% of the respondents saying it was not important to address.

It was highlighted that we are not an HOA. People are encouraged to discuss issues directly with neighbors utilizing personal respect and accountability. People have the option to bring legal action against others in their same zone if offenses are not eliminated.
 8. There was a comment from the audience that fire training will begin in May in Annadelle and CalFire will be accessing the park through our area. It was suggested that a notice be put on the BR email group.
10. The meeting was adjourned, and all attendees partook in a fabulous potluck. A good time was had by all!

**Minutes Respectfully Submitted by:
Lise Valbert, Secretary**