



P. O. BOX 104 • VOLCANO, CA 95689-0104

Minutes - February 2, 2026

ANNUAL MEETING

Location: Lockwood Fire Station #113, 23141 Shake Ridge Rd. Volcano

Board members in attendance: Lindley Zink, Frank Remick, John Mancebo, and Dyann Paradise

Board member absent: Randy Binz

Alternate member present: Teresa Demers

Visiting Members: Nancy Zink, Keri Veale, Ron Carpenter, and new owner Mike Friedmann

Meeting called to order: by President Lindley Zink at 6:05 p.m.

Everyone present introduced themselves.

Approval of Minutes: The board and members present reviewed the minutes from the February 10, 2025, annual meeting. Hearing no objections, the Annual Meeting minutes of February 10, 2025, were approved as written.

Treasurer's Report: Dyann reported on the current financial status. A final year-end report will be distributed to the membership following close of the fiscal year on February 28, 2026. To date, the income statement shows as follows:

Income: \$8,293.00	Expenses: \$4,406.56	Net Income: \$3,886.44
Cash balance at beginning of fiscal year: \$29,547.63		Current balance: \$32,834.07

Expenses are running on or below budgeted amounts to date. Snow plowing expenses are below budget to date as we have had very little snowfall this fiscal year which ends February 28, 2026. As of March 1, 2026, further income and expenses will be reflected in the 2026-27 budget.

Old Business:

Culverts – Lindley and Keri Zink cleared out the culvert on Prairie Drive that runs under the roadway. Everyone was again reminded to clear their own culverts to avoid flooding our roadways and individual driveways.

Road Repairs – Paving patches were made on Blaze Court, Wagon Wheel Drive, Kit Court, and the east end of Overland Drive. In an effort to avoid a special assessment to the membership, Lindley explained that the board has chosen to repair our roadways section by section as needed.

Snow Plowing –M&M Snow Plowing has again been contracted for snow removal this year.

New Business: Lindley proposed offering a discount of 10% to any member who wishes to prepay their dues for either a period of three years or five years. It was suggested that the three-year option was preferable. Following discussion,

Frank moved and Dyann seconded to offer the 10% discount to members who prepay their dues for three years beginning with the 2027-28 annual dues assessment. Motion carried unanimously.

As the Association's legal documents have not been updated in many years, Lindley suggested that a sub-committee be formed to review them and propose needed updates, including a possible fine schedule for violations of the CC&Rs. Lindley suggested updates are needed for issues such as barking and unleashed dog nuisances and unkempt properties. Following discussion,

John moved and Frank seconded to form a sub-committee to include two board members plus two members of the community at large to review the Association's legal documents (Bylaws and CC&Rs) and propose appropriate updates. It was agreed that Lindley will set up the committee. The motion was carried by acclamation.

Election of Board: Thirty ballots were returned, no write-ins were proposed, and all ballots approved the Board as follows:

Lindley Zink, Director
Frank Remick, Director
Dyann Paradise, Director
Randy Binz, Director at Large
John Mancebo, Director at Large
Teresa Demers, Alternate

The annual meeting was adjourned at 6:50 p.m. Everyone present was thanked for their interest in the Association. New owner Mike Friedmann was welcomed to the community.

The meeting was then immediately reconvened to elect officers as follows:

Lindley Zink, President
Frank Remick, Vice President
Dyann Paradise, Secretary/Treasurer
Randy Binz, Director at Large
John Mancebo, Director at Large
Teresa Demers, Alternate/Assistant Treasurer

Meeting Schedule: No future meeting date was discussed, but will be held as needed.

Meeting adjourned at 6:55 p.m.

Respectfully submitted,
/s/ Dyann Paradise, Recording Secretary