

KILKENNY FAMILY

✧ I N C O R P O R A T E D ✧

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Board of Director Meeting MINUTES –Saturday November 8, 2025 2:00 PM

Bodega Bay California. 294 Cutlass Court. 7075-08-8877
and ZOOM

A. Opening

Kim John Kilkenny – President

- a. Call to order – 2:01PM
- b. Roll call

Family	Member	Elected	Attendance	Office
Anthony	Kim John Kilkenny	2024	Yes	President
John L.	Katie Kilkenny	2023	Yes	
Thomas A.	Eileen Trentini	2023	Yes	
James J.	Mary Laursen	2024	Yes	
Lucas E.	Taylor Rothgeb	2024	Yes	
Tobias D.	Colin Turk	2025	No	
Herbert L.	Chris Baye	2025	Yes	Vice President
	Philip Barry	2024	Yes	Camp Manager
	Macaire Kilkenny	2024	Yes	Secretary-Treasurer
	Dennis L. Kilkenny	NA	Yes	Assistant Camp Manager

- c. Determination of quorum *Quorum established.*
- d. Approval of the Board of Directors Agenda *Approved without objection.*
- e. Approval of the June 21, 2025 Minutes – *Motion to approve made by Katie Kilkenny and seconded by Eileen Trentini. Motion passed unanimously.*

B. Secretary Treasurer Report – Macaire Kilkenny – Secretary Treasurer. *See attached.*

- a. Financial Report
 - i. Bank Accounts
 - ii. Investments
 - iii. Receipts
 - iv. Friends of the Valley
 - v. Disbursements
- b. Budgets
 - i. 2025 Budget – Actual v Budget
 - ii. 2026 Budget Proposed

- c. Assessments
- d. Membership Report
 - i. Unit Membership Transfers
 - ii. Suspension of Privileges/Forfeiture of Memberships
 - iii. Return of Memberships
 - iv. Request for Memberships
- e. Communications

Anne Kilkenny suggested that we include a "wish list" of items that the FOV would like to spend money on and the estimated cost to spur individuals to contribute to a particular maintenance item.

Accept the report with appreciations motioned by Chris Baye and seconded by Mary Laursen. Motion passed unanimously.

C. Camp Manager's Report – Philip Barry – Camp Manager

Road going in camp needs some work and Philip is looking into renting a bulldozer to do the work. Andy's Hideaway looks good. Bed frames look good. Painting is in progress. Kitchen roof is fine. Solar looks good not sure how long it will run on full charge and depends on the time of year. Be mindful on the roads as there are trees down.

D. Capital and Major Maintenance Projects

- a. *Road Improvements – Smitty, private contractor, did the roads this last Spring and plan going forward is to use him in future years each Spring to do the work. Road to get to our property is currently an issue.*
- b. *Andy's Hideaway Rehabilitation – New siding installed in Andy's Hideaway.*
- c. *Bedframes/Junk Removal – A lot of junk has been removed from the property. Currently have 25 old mattresses and 10 old bed frames. We can't contract with anyone to come into the valley to haul it out. Hope to get a trash bin at Fuller Ranch (Carl Hunter's property) and then get it out hauled out from Carl's.*
- d. *Painting Structures – Paint & staining still need to be done but Cookhouse & Bathroom have been completed. Need painted: Andy's & Sleep cabin. Need stain: all porches except the back deck of the Cookhouse.*
- e. *Solar Acquisition and Installation – Anne Kilkenny donated money to help acquire solar panels. Kim & Sean Kilkenny installed on top of the bar but doesn't get sun throughout the year. It is connected to a battery system. Kim's connection is to purchase 2 more solar panels. And the battery system can be integrated with the existing electrical system or get a series of low voltage lights connected to the battery system so that running the generator doesn't cause an issue - \$1,500 estimate to get 2 panels & low voltage light system.*
- f. *Kitchen Roof – Work still needs to be done.*
- g. *Cookhouse Foundation – Still needs to be replaced.*

Dennis Kilkenny gives special thanks to Kim Kilkenny for getting all of the materials up to camp to facilitate work getting done. Jeanne Turk family & Red Eddy family & Kim Kilkenny family in August. Mark's son-in-law Sergie has offered to re-wire Camp.

Kevin Kilkenny's son Pierce and friend were up at Camp and both are building contractors out of Santa Cruz and have offered assistance to help with projects at Camp.

Camp used consistently throughout deer season. More deer than previous years. 3 deer killed this year. 17 out of 24 weeks used. Elk in the valley. Mama Bear & 2 cubs.

Philip closed up Camp for the winter but has been used once since then and was re-closed. Starlink works great at Camp.

Philip saw one guy hunting out of Doug's and then saw another car at the gate. Dennis to call Doug.

E. Family Web Site Report – Katie Kilkenny

Nothing to report. All paid up through August 2026.

F. Scott Dam/Lake Pillsbury

After publishing several draft proposals followed by windows for public comment, PG&E submitted a 2,324 page proposal to the Federal Energy Regulatory Commission (FERC) for the decommissioning of the dam that creates Lake Pillsbury. The next step is that FERC will issue a surrender order with a list of conditions that PG&E must meet. If there are no hitches, the minimum estimated time before PG&E begins removing the dam is 1-2 years.

Kilkenny Camp risk: if Dam goes away then risk of less tourists and then less motivation to maintain roads.

G. Consideration of Separate Secretary Position

Kim Kilkenny is concerned about level of work that will fall onto Macaire Kilkenny when he retires from the Board mainly relating to sending out assessments (email merge) and other duties around annual assessments.

H. Items Added to the Agenda - None

I. Election of Directors (Spring Meeting)

- a. Seats – John L (Currently held by Katie Kilkenny) and Thomas A. (Currently held by Eileen Trentini).
- b. Additional Anthony seat that is currently held by Kim Kilkenny will also be vacated in Spring. Historically the President has held this seat.

J. Spring Meeting – May 16, 2026

Tentative - Home of Andrea Kilkenny AND Zoom, 27218 County Road 91-A, Winters, CA.

K. Adjournment

Kilkenny Family Incorporated
Secretary – Treasurer’s Report

Hybrid Meeting - Saturday, November 8, 2025 - Bodega Bay, California & ZOOM

1. Financial Report

		11/7/25	6/19/25
a.	Bank Accounts	First Northern Bank Money Market Checking \$ 6,332	\$ 8,142
b.	Investments	American Funds Investment Company of America 376,218	338,836
		Vanguard Wellington Fund 78,938	60,821
		Vanguard Short Term Bond Fund 62,616	71,540
		\$ 517,772	\$ 471,197
	Combined Banking and Investments	\$ 524,104	\$ 479,339
	Earmarked Friends of Valley	\$ 36,963	\$ 36,963
c.	Income	Assessment Income \$ 9,990	\$ 9,050
		Friends of the Valley Income \$ 630	\$ 630
		\$ 10,620	\$ 9,680
	Total Interest	\$ 21	\$ 11
	Total Dividends	\$ 3,649	\$ 2,777
	Total Capital Gains	\$ 40,726	\$ 40,726
	Total Fees	\$ (131)	\$ (64)
	Total Investment Income	\$ 44,265	\$ 43,450
	Total Income	\$ 54,885	\$ 53,130

d. Disbursements

Date	Description	Payee	Total	Corporate	FOV
3/5/25	Corporate - PO Box	USPS	\$ 248.00	\$ 248.00	\$ -
4/15/25	2024 Taxes	FTB	810.00	810.00	-
4/15/25	2025 Estimate	FTB	1,390.00	1,390.00	-
4/15/25	2025 Estimate	IRS	1,600.00	1,600.00	-
4/21/25	2024 Taxes	IRS	3,167.00	3,167.00	-
4/30/25	Camp Improvements	Dennis Kilkenny	400.00	-	400.00
5/2/25	Camp Improvements	Dan Fletcher	600.00	-	600.00
6/3/25	2024 Taxes	IRS	162.07	162.07	-
6/16/25	2025 Estimate	IRS	1,600.00	1,600.00	-
6/16/25	2025 Estimate	FTB	1,080.00	1,080.00	-
06/24/2025	Corporate	Kim Kilkenny	199.41	199.41	-

09/15/2025	2025 Estimate	IRS		1,600.00	1,600.00	-
10/27/2025	Property Taxes	Lake County		1,947.86	1,947.86	-
Pending Payment	Corporate - Statement of Info.	Macaire Kilkenny		20.00	20.00	-
Pending Payment	Camp Improvements	Kim Kilkenny		6,528.27	-	6,528.27
Total				<u>\$21,352.61</u>	<u>\$13,824.34</u>	<u>\$ 7,528.27</u>

2. Budget

a. 2025 Budget to Actual

	Budget	Actual	Variance
Income			
Assessment Income	\$ 7,000	\$ 9,990	\$ 2,990
Friends of the Valley Income	4,000	630	(3,370)
Tax Refunds	-	165	165
Investment Income**	1,000	44,265	43,265
Total Income	\$ 12,000	55,050	43,050
Vanguard 500 Index Fund Admiral was sold for capital gain of \$37,522.			
Operating Expenses			
Insurance	\$ 2,500	\$ -	2,500
Taxes	3,000	11,409	(8,409)
Property Taxes	2,000	1,948	52
Corporate	700	447	253
Total Operating Expenses	\$ 8,200	13,804	(5,604)
Capital Expenses*			
Property Major Maintenance	\$ 43,301	7,528	35,773
Total Expenses	\$ 51,501	\$ 21,332	30,169
* Example of candidate projects: Road Improvements, Andy's Hideaway Rehabilitation, Kitchen Roof, Painting Structures, Solar Improvements, Junk Removal, Cookhouse Foundation, Asset Acquisition (i.e., Haul Trailer)			

a. 2026
Proposed
Budget

	Budget	Actual	Variance
Income			
Assessment Income	\$ 7,000		
Friends of the Valley Income	1,000		
Investment Income	20,000		
Total Income	\$ 28,000	-	-
Operating Expenses			
Insurance	\$ 2,500		
Taxes	7,500		
Property Taxes	2,000		
Corporate	700		
Total Operating Expenses	\$ 12,700	-	-
Capital Expenses*			
Property Major Maintenance	\$ 36,963		
Total Expenses	\$ 49,663	\$ -	-
* Example of candidate projects: Road Improvements, Andy's Hideaway Rehabilitation, Kitchen Roof, Painting Structures, Solar Improvements, Junk Removal, Cookhouse Foundation, Asset Acquisition (i.e., Haul Trailer)			

3. Tax Return

2024 Tax Return Filed timely. Estimated payments for 2025 have been set up with IRS & FTB

4. Assessment Analysis

New assessment system was put in place for the 2017 assessment, which allows for each member to pay a self-selected assessment amount.

5. Membership Report

- a. Return of Memberships
- b. Suspension of Privileges/ Forfeiture of Memberships
- c. Membership Transfer Requests

None to report.

The Board of Directors may suspend Membership privileges for conduct that disturbs the order, dignity, business or harmony of the corporation, impairs the name, popularity or prosperity of the corporation, endangers the welfare, interest or character of the corporation, violates the by-laws or rules and regulations of the corporation or its facilities, or abuses corporate property or facilities. ***There is no known conduct by any Trust Member that requires the attention of the Board or Membership.***

The Board has received or expects to receive the following trust memberships transfer requests:

None at this time.

d. Request for Memberships The Board is authorized to distribute one (1) Unit Membership to a qualified family held by the Board as follows:

1) Upon written request by a family Member 16 years old or older who does not have a Membership, or

2) Upon written request by a parent or guardian of family Member under the age of 16 who does not have a Membership, or by such minor. A parent or guardian will hold the Membership as custodian pursuant to the California Uniform Transfer to Minors Act and the membership shall be non-voting, until the minor reaches the age of majority.

None at this time.

e. Memberships Held by The Board (Article X, Section 1) The bylaws require that the general Membership assent to the retention of Trust Memberships held by the Board of Directors for longer than a four-year period. The assent of the general Membership at the Spring meeting will be required.

Trust Memberships Held by Board: 110

6. Communications ***None at this time.***