

Reference documentation is noted in each entry. If no reference is given, the information was taken from meeting minutes or newsletters.

### **Timeline**

- 1947 –  
    Dam constructed on Jacob's Creek
- 1960 –  
    Arrowbee Ranch purchased
- 1960 –  
    (Dec) Four Corners Land Owners' Association incorporated, #394233 (South portion only) Article of Incorporation Recorded, #394233  
        Original By-Laws (Book 5, Section 1):  
        Voluntary dues of \$5 per owner
- 1960 –  
    Contract between T. Ferguson and FCLOA Inc for road system (Book 5, Section 7)
- 1963 –  
    CSA2 created by county using FCLOA Inc boundaries. FCLOA Inc board acts as advisory committee to board of supervisors. (Book #5, Section 2)  
    Road assessment is per parcel and collected by county tax bill
- 1964 –  
    Lake Arrowbee Land purchased (Book 5, Section 7)
- 1967 –  
    Lake Arrowbee Land annexed into FCLOA Inc, CSA2 (Book 5, Section 3)
- 1969 –  
    (April) Finneran deeded 5 acre park on the lake to FCLOA, Inc. (Book 1, FCLOA Properties)
- 1969 –  
    EID created District 32M to levy taxes for maintenance of lake and park. CSA2 boundaries were used. EID took ownership. (Book 5, Section 4)
- 1970 –  
    (May 11) Jerold Lawrence deeded 1.69 acres to EID for Dam (Book 1, FCLOA Properties)
- 1970 –  
    FCLOA, Inc granted Jacob's Creek Resv. to EID (Book 1, FCLOA Properties)
- 1971 –  
    (Nov) FCLOA Inc annexed Hidden Lakes Estates
- 1974 –  
    EID created District 94 to cover special repair expenses for the dam. Hidden Lakes and Arrowbee share the lake access and expenses.  
        106 individual landowners ?? (Book 5, Section 4)
- 1979 –  
    (Jan/Feb) CSA2 split into CSA2-A (Arrowbee Ranch Estates) and CSA2-B (Hidden Lakes Estates). (Book 5, Section 5)
- 1981 –

- Ballots mailed to all owners to maintain secrecy required by the By Laws. (Later revised) Consent of 2/3 of paid members to approve projects  
Membership is voluntary but required to vote for officers (1 vote per parcel)  
Dues are \$10 per year  
By Laws Revised
- 1986 –
- (June 17)
    - Road Assessment by county \$100
    - EID assessment by county \$ varies as to expenses (mandatory only to the owners covered by the appropriate CC&Rs)
    - FCLOA membership dues \$10 voluntary (per parcel)
  - (Feb)
    - Legal fund \$25 voluntary (per parcel) to fight Jerry Ford
  - (August 24)
    - Newsletter sent to all owners, not just members
    - County resolution 3563 – County Board of Supervisors appoints the FCLOA board to advise them regarding administration of CSA2A
    - Board of Supervisors voted to raise annual road assessment to \$150
  - (Nov 18)
    - EID assessment of \$13 used to improve and maintain lake area
    - CC&R committee created to develop one set for all
    - Proposed revision of By Laws
- 1987 –
- (March 27) Petition distributed for owner's signatures to eliminate CSA2 declaring our roads to be private and modify our by laws to form a Common Interest Development in accordance with Civil Code #1350-1372, (Sterling-Davis) failed due to CC&Rs not common to all)
  - (May 27) Road Committee consists of all owners, not just paid association members
  - Road committee develops 5 year plan and presents to Board of Directors who then advise the Board of Supervisors
  - (Aug 23) Looking to dissolve CSA2A and have FCLOA responsible for the community. A single CC&R is necessary.
  - Joined CHAD (\$50 per year fee)
  - (Dec 1) Complete set of CC&Rs collected and assembled
- 1988 –
- (March 2) Lawyer hired to draw up a single CC&R for all owners (necessary for one single, legal entity – Arrowbee Ranch Estates, FCLOA)
- 1994 –
- (April 19) Vote to increase road assessment to \$200 per parcel per year
- 1996 –

- (May) EID dissolved 32M and returned ownership of Arrowbee Lake, 2 parks and dam to FCLOA, Inc. Assessment fees still collected from all owners by EID (\$30 per year) and Insurance through the County
- 1.69 acre dam
  - 5 acre park by lake
  - 2.435 acre park on Crooked Mile
- 1996 –
- (May) 1.69 acre Dam, 5 acre park and 2.44 acre park were Quit Claimed to FCLOA, Inc. from EID. (Book 1, FCLOA Properties)
- 1998 –
- (Summer) Lake and Park Assessment of \$30 collected by board – tone is that the fee is mandatory for all parcel owners
- (Winter) First year to collect lake fees directly (not via EID) Board will actively pursue outstanding assessments
- Prop 218 caused the lake to come back to FCLOA
- The assessment fee collected by EID was on tax bill as #832 EID – Jacob’s Creek
- 1999 –
- (Winter) Assessment voted and approved for \$30
- 2002 –
- (Aug 27) Researched selling the 2.44 acre parcel. Cannot sell to anyone but adjoining landowners due to size (must be at least 5 acres)
- 2003 –
- (Winter) Increase lake fees to \$95 voted on an approved (starting 2004)
- Dam Inspection Fee increase and redefined billing cycle.
- 2004 –
- First year for \$95 dues
- Attempt to reduce Dam Inspection Fee was denied.
- Legal clarification of association purpose and authority started

