

PLA-VADA COMMUNITY ASSOCIATION/PVCA BOARD OF DIRECTORS MEETING
Proposed Minutes v.4- April 9, 2011, -9:00 AM Donner Summit PUD

Board Members

Brian Gebhart
Tom Santos
Steve Headen
Mike Anderson
Eric Lombardi
Sunnie Skiles

Absent

Chik Brenneman
Jerry Keen
Jim Magee

Residents

Claudia Hatfield
Roger Hatfield
Frank Lewis
Kim Heslin
John Kirrene

Employees

Terri McGuigan
Brian Silsby

Eric Lombardi calls meeting to order 9:07

Review of minutes from 2-5-11 Minutes

No Discussion on the Minutes
MA Motion to approve
TS Seconded
Minutes Approved Unanimous

Staff Reports:

General Manager

TM working with accountant on the Review for last year.

Lot 24, title search was done, it appears that the property is free of any mortgages. Outstanding are the County Taxes and PV Liens. Nevada County Assessed value is \$116,000. History on this property is the owner brings current just before the sale. The market value of this property is approximately \$175,000.

There are also other foreclosures in other sections.

EL motion to proceed with foreclosure, seconded and unanimous vote to move

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forward with foreclosure and start proceeding immediately.

Caretaker Report

760,000 Gallons Sewage March

3,000,000 Gallons Water (Because of testing)

Well 3 and 4 are down and cannot be turned on. We have the raw water line and it broke this morning. we believe this is under warranty and will contact Hansen Brothers. We are only running on well 5 at 75 gallons per minute. We are down 10 feet in one tank and down to 3 feet in the other tank. This is one of the new pipes. It is the raw water line coming from the well. BG we need to notify Hansen or bill them back for the work done. BS recovery rate is slow because only 75gpm opposed to 150gpm.

Water System Sample taken yesterday. If it passes, we will receive a temporary permit.

Is the treatment plant working? No, the system is ready to go online, the county called was going to come and they were a no show. The treatment of the water is functional, but there are problems with many parts of the system. Waiting for another part to come in. Problem in the decanter tank. The system is not running and will not run. We are now dealing with the accessories in the system. There needs also some fine tuning. Well 5 is producing 90gpm. But we need 85gpm to backwash the system. If water pressure is exceeded, then the system wont work properly. It looks like we are loosing 2ft of water a day from the tank which is about 10,000 gallons. We are looking for it home to home and we have not found it. This is the equivalent of 200,000 gallons a month. PG&E is setup with the smart meters so we can check how the individual locations are doing. There is a possibility that we aren't loosing water at all and that it is seeping into another part of the system. When the guy comes in from adage, he goes thru a checklist. Waiting for a computer chip yesterday. This has set us back. And there are other parts still necessary. Lots of little issues. There are lots of little things: No insulation. Sink not draining properly. Heater burned out. Adedge called engineer. Waiting for part for plumber to replace. Plumber glued a valve open and we cannot close it. We have not taking delivery of this. The civil plan and mechanical plan do not match.

Adedge said it is our fault on 1 issue, but we don't know what is going on with the remaining parts of the system.

Discussion on Hansen payment, Terri said it was a mistake. Shirley from Hansen had Terri rebook this payment. Retention Pay 7, retention adjusted as Overpayment. Terri said she needs to correct what is in there now.

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Last question for Brian. What needs to be done to make the caretakers life easier. Nothing is working together. Telemetry isn't working. Telemetry was added. Need Testco to come up to turn off water then do the backwash which takes 12 minutes. To go to the decanter tank then to the lift tank and then flushed out of the system.

We have the extension to when the system is working. Engineer calls Brian on a Regular basis regarding different problems in Phase 1 and Phase 2. When Solar panels get covered with snow. the battery runs dead and can't communicate. The antenna gets covered or the trees collect snow so the accumulation in the trees causes the system to fail.

Brian is not aware of all the change orders and he doesn't know if we are getting billed correctly or not. The water plant appears to be almost a full time job!

There were 3 change orders on Phase 2. No more charges pending on Phase 1 or 2. Nothing is working yet.

Need new equipment

Trackless is breaking down too much and needs to go. It still has a lot of life in it. We need to bring it down for the summer and get worked on. Was promised new equipment in a previous budget which never was purchased.

Committee on new equipment

TS

SH

BG

Volunteered to be on this committee.

BG width of roads problems

Brian to prepare a wish list of new equipment.

EL would like to sit in on this committee.

Every piece of equipment broke down in one way or another during the last storm. Hydraulic, steering broke, ignition switch broke. Big Blower the chute broke. Overheating need to recore the Radiator. Alternator went out.

We need a backup for this equipment.

Discussion of Cal Trans obligations with Plavada.

Directors Report

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President Report

No Report from CB-Absent

Looking for candidates for the board

Election material needed by May

3 Openings Every year. Bio's need to be in by the first part of May.

Vice President Report

None. Absent.

Secretary Report

Creating PDF of all Docs.

Roger Hatfield looking for Original Plavada Bylaws.

Caretakers supervisor

None

Heavy Equipment

Discussion of Brian's obsolete Computer and internet

We should subsidize Brian's internet account.

Agreed and we will replace Brian's computer and printer. We also agreed

To pay for Brian's internet access.

BG road report.

Big year of repairs. Will fix roads after all other work is completed. No major overlays in the last 3 years. We put this all off until all the existing work is completed.

We have already budgeted \$150,000 for this

Architecture

SS no new plans

Compliance

10 minute Break

New Business

Lot 312 KH Red Fir Terrace

Refund issue in regards to the water and sewer deposit.

They are unable to get financing at this time.

RH-determination in past was once Will Serve letter was issued the lot fee

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becomes a cabin fee (after 2 years or when the house is completed).
Decision to be made in Executive Session.

Tucker Sale

Sealed Bid. Pushed out 7 days.

Motion for bid on tucker high bid by next Friday or 7 days.

BG made motion

EL seconded

Conifer Widening

Issue this winter

We have a bunch of space at the end that is our property.

Brush and trees on the side of the road limit the area we can push or blow the snow.

Roads need to be over layed and repaved. Hi and low spots that form ice and become skating rinks and are very dangerous.

Overlay in Unit 6. Some fire hydrant discussion. Discussion of turn outs/widening on certain parts of Conifer. Maybe need to get a dump truck to move snow if we have another winter like this one.

RH new position. Interested in FT position.

Ad in Sierra Sun, expired on 6th

Election by Acclimation

Only if there is not enough people running.

Claudia is going to run

Mike Anderson is going to run.

Only time we need to have an election if there is more than 3 people. Write-ins are strictly prohibited.

This change needs to go out to the home owners at least 30 days prior to the general meeting.

EL makes motion on modifying election rules.

SS seconds

Unanimous

Upcoming Election

Already discussed.

TT and election mailings

Loan Modification

Need to sign new paperwork or we will be in default.

Employee Evaluation Form

SH discussion on Fire Hydrants, suggestion to use the money for equipment for new equipment for Brian. There was a discussion on the fire hydrant and a misunderstanding as to whether or not there was a vote to put in the fire hydrants. There was not, there was only a discussion on the budget.

Discussion of the Gate Issue

Automatic System is \$35,000.

Discussion of location of installation.

RH thought 2 gates on the top would be best.

Executive Session

Sign Loan Documents

Lot 312 KH Rate Issue adjustment request

Denied