

PLA-VADA COMMUNITY ASSOCIATION/PVCA BOARD OF DIRECTORS MEETING
Approved Minutes – January 8, 2011, 2011 - 9:00 AM Donner Summit PUD

Terri McGuigan
Brian Silsby
Steve Headen
Mike Anderson
Jim Magee
Tom Santos
Chik Brenneman
Sunnie Skiles

Absent

Jerry Keen

Gallery in Attendance

Claudia Hatfield
Diana Natalie-Issue with Big Holiday Weekend (not an agenda item) Moved to Feb 5th
Mark Thomas-questions on Roads

Agenda

October the potential buyers of the snowboard park approached us to introduce themselves.

Roads and Plowing

New Years weekend is very busy. A little history the opening of the roads has better distributed cars throughout the different neighborhoods.

Mark thinks the roads had been messed up for about 3 weeks prior to New Years. Questions about the policy of the association. At this time, cars with low clearance had problems which caused a chain reaction! PlaVada adopted a modified plowing plan a number of years ago to provide access for Snow Mobiles...Focus on this should be we adopt a parking policy and towing policy. We have 2 pieces of equipment and it is considered we don't have proper staffing at peak times.

Timber Trumpet article covering plowing and explaining what to expect.

Diane states big blower has not been used for a month. Who do we call when there is an issue? Answer the office, it is a monitored number.

Action Item-better concrete Policy on plowing, and having the necessary equipment. No towing policy yet. This is not an agenda item. This will be put on February 5 Agenda.

Unknown Person issue with Bobcats plowing snow into the streets and creating an issue.

Water Project

We are in the Home Stretch.

The building would be done by now if the Block contractor had not left us in July and

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retired in October. Our permit for operating the plant is imminent. Electrical is being finalized.

We talked 3 years ago about a 10K Special Assessment. We spoke to Kennedy Jenks with a proposed budget of 1.9 Million Dollars. Phase 1 is complete with the exception of the Telemetry System. Currently have 220 gallons total storage capacity per minute of available water that will be pumped to the water treatment plant. Gray electric has been working with PG&E and then the pilot testing can begin.

We are pretty much on budget.

Arsenic MCL changed from 50PPB to 10PPB. Pilot testing shows that we will drop the Arsenic levels to 3 to 4 PPB. State said wait and see. EPA changed the states stance, and said they did not care how we did it, just do it. State is learning as we go along. State still dragging their feet. We have an extension to the end of the month and 12 additional months of testing.

The Water project currently at 1.3 million dollars arsenic treatment project.

Many change orders in both phases. To make a long story short, we believe these were totally related to the lack of action by the state.

Contracts were issued based on the first set of plans. More change orders. Luckily we are still within our original budget.

Financing secured through Bank of the West. Loan is 2.6 million dollars (cap amount). We are currently at 2.1 Million. We have the ability to replenish our reserves of 300,000 at the completion of the project.

We have drawn money out of our reserves. Based on the 1.6M the special assessment is \$4,263.16. Our reserve currently is 578K. Reserve study, in the last 9 years we are still in the black and we will have depleted our reserves (based on the useful life of the assets of the association).

The Bridge has been given a 50 Year lifespan. This does not even figure into our reserves study.

Future plans include the renovation of the Sewer Plant.

If we replenish our reserve with the 300K then the Special Assessment will become \$5,052.63. Options to pay lump sum or partial with interest.

23 Cal-Trans Lots, Unit 7 and others. There are 380 total users. The finance committee believes that each owner should share the burden equally. Owners will have an option to pay at once or over time (billed quarterly).

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Special Assessment needs to be voted on by the membership by Davis Sterling. If there is an emergency Special Assessment then there does not need to be a voted by the membership.

Motion to call it an Emergency Special Assessment- Motion seconded and carried.
Unanimous

Motion regarding the replenishment of the 300K. Discussion at length.
Motion Passes Steve Headen and Tom Santos voted no.
Letter to attorney and actual notification letter will go out.

What will the project cost us with change orders and all other expenses.
Bob Young at Kennedy Jenks is not billing us for his time at this time for his time. There is an engineering change order.

Home stretch almost there.

Motion to accept engineering change order. Motion Passes.

Feb 5th we will be talking about parking, budget, equipment, upgrades anything valid for reserves.....

Timber Trumpet submissions due on January 17th, and will be out by 23rd... We would like to get it out last week of January.

Roads
Parking
Emergency Special Assessment
Front Page of Website.

If Jerry can't deal with the towing, Tom has offered to help with this.

Agenda for Next Meeting
Tucker offers
Overtime

Motion to approve previous minutes. Approved

Motion to Adjourn. Passed