

Board Members Present:

Chik Brenneman-CB
Steve Headen-SH
Tom Santos-TS
Mike Anderson-MA
Eric Lombardi-EL
Sunny Skiles - SS

Board Members Absent:

Jim Magee-JM
Brian Gebhart-BG
Jerry Keen-JK

Staff Present:

Terry McGuigan-TM
Brian Silsby-BS

Gallery in Attendance

Erin Williams Lot 231
Emily Simms Lot 231
Kate Crawford
Bret Natalie – BN Lot 211
Claudia Hatfield CH– Lot 192
Mark Thomas – MT Lot 235
Laura Woods – LW Lot 120
Todd Repsher – TR Lot 233
Frank Lewis – FL Lot 139

EL Motion to Approve Minutes from January 8, 2011 seconded by
MA, motion to Approve Carries.

Old Business:

Roads-old discussion again. We still don't have a clear snow removal or other policy, or enforcement policy. We need signage. Brian Silsby stated that he was instructed by Jerry Keen not to put up the signs, because of legal issues.

There was a question by the audience as to what the legal issues were that we are referring to.

We will adopt a policy today.

BN stated that it did not snow New Years weekend and we had plenty of time to clear the roads.

TR states that we adopt the policy of the surrounding areas. Serene Lakes has a big fine policy.

We don't own Bristle Cone. We don't even have an easement to that property. We found this out when we went in for the bank loan.

Look at the legal requirements.

Tow hook up fee and tow will cost around \$600.00.

We will modify the Current Tow policy and will remove item 6. "Parking on plowed roads right away during snow load periods."

We are leaving the berms clause in item 6. Parking is permitted in the unit six parking area in the corner of juniper and Tamarac Crescent.

Item 10, "There will be no on street parking." Between Nov - May

Driveway discussion:

There were questions regarding how wide the roads should be plowed. Brian explained that near the edge of the road they dropped off so there was no definitive answer to this question. It was suggested that we put a few wide spots in the road to allow passing during the winter.

Amendments to the Snow Removal Policy Strike item 7. “Parking for members and their guests, we recommend that you should leave a note on your windshield leaving your contact information. “Vehicles parked in PlaVada designated parking areas need to be moved at least every 48 hours or they will be towed!”

New policy will be in effect 30 days after homeowner’s received the notification.

Motion to update and approve snow removal policy. Motion passes unanimously.

10 Minute Break.

Timber Trumpet will be sent out with the new Snow Removal Policy.

Last meeting board voted for the approval of the Emergency Special Assessment. We voted previously on option 2, which was to replenish the \$300,000 we used out of reserves.

The bank made a mistake (incorrect calculation) on the payback amounts.

The numbers on the letter from the bank are the lump sum payment

with no interest.

Motion ESA (Emergency Special Assessment) is being increased from the 1/8/11 meeting to \$6,224.99. Should we choose not to fund these reserves fund the assessment would stay the same at about \$5,052. Motion passes. This ends up costing everyone \$13.96 per month more. SH and TS voted against funding the reserves. Motion passes. This is why the Timber Trumpet did not go out.

Budget:

Good News-over 9 years or so we have transferred 20% or so of the income to our reserves over this time period.

Davis Sterling.com had an article about funded reserves. We will keep the fees at \$1,418.40.

Average expenses yearly run between \$250,000 and \$280,000 annually.

In the new proposed budget, we are increasing services, and would like to add 14 additional hydrants to the association at \$3,500 per unit.

PlaVada's fiscal year is April 1, to March 31 so on the budget we are only looking at it from April 2010 through January 2011.

Motion to accept the budget as it exists. Budget Passes.

Water Project Update:

Waiting for part

Electricians finishing up
EPA notified.

Items on the building cannot be done at this time because of the weather conditions.

State wants to be here for the startup of the treatment facility.

Phase 1 is technically done, and we have not accepted or signed off on the completion of the project.

More Old Business:

Well 3 easement can come off as we have heard nothing more from them.

PlaVada Office/Store Room can come off.

Election Policies.

Cul de Sac conditions can be pulled off

Low Pressure Areas can be carried.

Architectural Review Committee can be carried.

By Laws update moved to June.

Directors Duties not done. (The handbook on Chik's desk.)

Wells:

Well 5 Online.

Well 3 and 4 are offline.

Plant can only handle 75gpm.

Well 3 is on a timer.

Can't run 3 and 4 while 5 is online.

Year Gallons per year

2008 14,000,000

2009 12,000,000

2010 -10,000,000

Is the bypass in the pump house is functioning? No. It is just a matter of adjustment.

Well 5 hooked to the 90,000 gallon tank. Bypass is not working right now, the systems are isolated.

Well 4 sucks air after 15,000 Gallons. We only get 30 gallons a minute there. Well 3 is the deep well and the most reliable and we should automate it.

Sewer:

Jan 871,000

Dec 1.3 million

Nov 701,000 Gallons.

We have our water operating permit now. So the treatment plant can be brought online now.

Tucker sale, BS to get list of interested parties. The sale will be

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handled under a sealed bid.

Additional agenda items- EL would like to see gate being installed at the front.

Motion to Adjourn 11:30

Next meeting – April 9, 2011