

**PLA-VADA COMMUNITY ASSOCIATIONPVCA SPECIAL MEETING OF THE
BOARD OF DIRECTORS
Minutes February 6, 2010 - 9:00 AM
Lot 335 - 51028 Jeffrey Pine Drive**

Board of Directors Present

Chik Brenneman (CB)
Jerry Keen (JK)
Jim Magee (JM)
Steve Headen (SH)
Mike Anderson (MA)
Sunnie Skiles (SS)
Bob Wagenman (BW)

Board Members Absent

Eric Lombardi
Brian Gebhart

Staff Present

Teri McGuigan (TM)

Call to Order: the meeting was called to order at 9:05am

Additional Agenda Items:

Except as described in paragraphs (2) to (4), inclusive, the board of directors of the association may not discuss or take action on any nonemergency item at a nonemergency meeting unless the item (s) were placed on the agenda included in the notice that was posted and distributed pursuant to subdivision. CC 1363.05 (h) (i) (1). Emergency items may be considered.

Staff Reports: None Scheduled – Will be continued at the next regularly scheduled meeting.

Directors Reports: None Scheduled – Will be continued at the next regularly scheduled meeting.

Old Business:

Budget - 1/23/10 a new budget format was introduced. This will make it easier to generate financial reports for meetings and to better track spending by month. Considerable discussion on the 2010-2011 budget was held. The proposed budget is very similar to previous years with some proposed increases due to reviewing the reserve study, legal fees for finalizing easements, and accounting fees. The Association will also be responsible for interest payments on the construction loan this next fiscal year. The board discussed in particular that costs of the water project should be borne equally by all

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lots, but not enough information is available at the time of this meeting to propose a special assessment. The workshop was re-scheduled for 1/25/10 and the Board called for a special meeting to be held 2/6/10 to vote on the budget based on the recommendation from the workshop. **2/6/10 – The committee met on 1/25/10 and came up with the following recommendations. Do not proceed with a special assessment or dues increase until the equities of due payment (cabin versus lots) can be resolved. There does not appear to be any governing document that details where the dues structure originates. (i.e. Lots pay 25% of cabin fees). The committee recommends that lots share an equal responsibility for the project as the project affects an asset of the association, specifically the water system, and assets are all owned equally by members. A dues increase this year, would result in inequities of payment for the project between lots and cabins. As a result, the Board will pay for all project costs, from the reserves, operating funds and the construction loan. When total costs of the project are known on completion of construction, a special assessment will be proposed. The terms of payment by individual members has yet to be determined. Lump sum payment or installments, or a combination of both will be considered.**

The Board approved an overall budget of \$297,417.06 against estimated regular revenues of \$363,287.89. (SS/BW) Excess revenue will be applied to reserve fund balances. Increases to the budget for this fiscal year are the result of construction loan interest payments, staff salary increases, equipment maintenance, and property taxes. With respect to staff salary increases, it was noted that staff has not received any increases in two years. The Board recognized these are times of general financial uncertainty and that these increases come at a time when layoffs, job losses and furloughs are everyday occurrences. The Board also recognized that the contributions of our staff have been very integral in the day to day operations of PlaVada and that a 2% increase for each of our staff would recognize their contributions.

The Board moved to borrow \$247,000 from reserves rather than draw from the loan to pay the construction contractor. This money will be repaid to reserves in the event of an emergency with another association asset or at the completion of the project when all costs are known. The source of repayment will be the construction loan, in the event of an emergency, or from an as yet to be determined special assessment on completion of the project. (MA/SS, passed)

New Business:

Parking Enforcement – 2/6/10 parking enforcement was discussed. In the past there have been inconsistencies in parking enforcement rules, and in general, enforcement has been lax. The Board has learned from local towing companies, that enforcement lies within the California Vehicle code and proper signage must be placed. The Board will notify members of intent to carry forward with this policy in the upcoming Timber Trumpet and intend to move forward with this policy at the next regularly scheduled meeting.

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Adjourn: Motion to adjourn (SS/BW) at 11:05am

Next Meeting – March 13, 2010