



Presidents Message
Chik Brenneman

At last report we were working through the construction project and making progress. While construction continued, progress slowed and Aspen did not meet their contract deadline of December 5th. Currently the work is 95% complete. The tank is erected, the water lines are in, the pump houses are constructed and awaiting power hookup. The well likely won't receive its power hookup until spring, but the new booster pump station at the top of Jeffery Pine, could get power after PG&E clears its backlog of work orders resulting from the recent storms and power outages. This work was originally scheduled for the week of January 25th, right about the time the last series of big storms came in. Once the booster station receives power, we can bring the new tank on line. The rest of the tasks remaining on the project are a relatively short list, but current conditions prevent any continued work. Once conditions allow resumption of work, we will be able to complete phase I. The plans for phase II have been submitted to the county as well as the State of California and we are awaiting their comment so that the engineering can be completed.

In December we were able to secure the construction loan to finance the project and ensure, at least financially, we can complete the project on time. The loan is a \$2.6 million construction line of credit, that on completion of construction we convert to a 7 year mortgage. Details of the loan can be found in the minutes of the September 12, 2009 Board meeting posted on the Association website or by contacting the office. (<http://www.plavada.com/meetingminutes.html>)

Relevant to the details of the loan, are the Associations plans to pay back the loan. A committee of members was established and has met a couple of times to discuss repayment options and make recommendations to the Board. The consensus of the committee is that the costs of the project be spread equally across the membership based on number of lots owned. Because we were required to increase our source water capacity, system storage capacities, and then treat for arsenic,

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the benefits are a water delivery system that meets current standards and is owned equally across the entire membership. Therefore all users benefit whether they are developed or not. We're still working out the details on Caltrans and Taffy Lane, but if we are mandated to deliver a specific quality of water by the USEPA, than there should be similar equity with those users. We will be seeking legal opinion on this as we move forward.

BUDGET INFORMATION

In February the Board approved the overall budget of \$297,417.06 against estimated regular revenues of \$363,287.89. Increases to the budget for this fiscal year are the result of construction loan interest payments, staff salary increases, equipment maintenance, and property taxes. The excess revenue will be applied to reserve fund balances. Considerable discussion amongst the committee and the Board went into this budget process. We focused on day-to-day operating expenses, project expenses, and future reserve fund balances to protect other association assets. In the end, it was decided that there would be **no increase** in regular assessments this year, and that we would also offer a **5% discount** if paid by July 31st. With respect to loan repayment, that will likely be in the form of a special assessment next year when final project costs are known. We will be asking the committee for recommendations on repayment methods by individual members.

In closing, those committee and board members that have contributed their personal time have my deepest appreciation for wanting to be involved. Thanks go to Claudia and Roger Hatfield, Art Newman, Mike Downs, John Kirrene, Connie Allison, Terri McGuigan, Eric Lombardi and the rest of the Board for their special efforts to make this process go smoothly. Additional thanks to the board for creating lively discussion and helping steer a course for Pla-Vada's future.

Caretaker Update - Jim MaGee

With the last series of storms, the plowing has been a challenge. We have experienced some equipment problems which has made the removal process more difficult. The part was ordered and the equipment was repaired, however, Brian had to use the large blower during this time which is more difficult with the heavy snow we were experiencing.

Also please don't leave cars parked on the street it makes the snow removal more difficult as we can't get by with the equipment.

We are had some cold weather and as a result 10 cabins have had broken pipes. Please drain the pipes when you leave.

Call for Board members

Election time is approaching fast. As per our bylaws, three Board positions are opening in June. If you are interested in getting involved in the Board, please submit your intent to run and a brief biography to our General Manager, Terri McGuigan at tams92@peoplepc.com. If you are interested in running for the Board and are curious about the commitment, please contact me at chikbren@sbcglobal.net, and I'll do my best to answer your questions. Wanting to be on the Board is not exactly a glamorous opportunity, but it's the member who really cares about Pla-Vada's future that will run.

E-mail

E-mail

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As we have discussed in earlier issues Pla-Vada is always looking for way to cut some costs. The cost for the Timber Trumpet, printing, labeling and preparing the TT for mailing including postage is costly. We are asking once again to sign up to receive the information by e-mail. You may send your request to Terri McGuigan at tams92@peoplepc.com and just leave your email address. We put out four new letters per year now at the cost of around \$2500.00. We now have 93 owners who have signed up for the e-mail version. Please help!

Parking and Towing

At the regular Board meeting scheduled for May 10th, 2010, the board will discuss a new parking and vehicle towing policy. The proposed towing ordinance will be based on the California Vehicle Code Section 22658, however, specific details of the policy will be decided and voted on at the meeting and the Board seeks member comment prior to the meeting. Please send your comments to Mike Anderson, Compliance Director. manders6350@jps.net.

Compliance - Mike Anderson

Just a note to remind you that any new or remodel project that you will be doing when the snow melts is required to be approved by the ARC committee and also check with Nevada County for a permit. You can reach them on the web at mynevadacounty.com.