

PLA-VADA COMMUNITY ASSOCIATION – Approved

Board of Directors Meeting – April 26, 2008

Donner Summit PUD – 9:00 AM – Approved June 21, 2008

Board Members Present: Chik Brenneman(CB), Jim MaGee(JM), Sunnie Skiles(SS), Eric Lombardi(EL), Brian Gebhart(BG), Bob Wagenman(BW)

Board Members Absent: Bill Ribeiro-(BR), Nick Nieffenegger (NN), Chet Luedtke (CL)

Staff in Attendance: Terri McGuigan (TM)

Members in attendance: Roger Hatfield (RH), Jerry Keen (JK)

CALL MEETING TO ORDER –

Call for Additional Agenda Items - Candidate review will be under new business.

**APPROVAL OF MINUTES** – March 15, 2008 – JM motion to approve, BG 2<sup>nd</sup> - Approved

**COMMITTEE REPORTS**

**Architecture/ Compliance** – Bob Wagenman – One Set of plans were submitted for Lot 235. The Cul-De-Sac at the end covers a portion of the owner’s property and there is a setback issue. To be discussed under old business.

**Water usage** - Chik Brenneman

- March
  - Well #3 1,328,800 gallons
  - Well #4 573,300 gallons
  - Total 1,902,100
  -
- Tank Project -
  - Site Survey and Engineering Report: Kennedy Jenks is waiting for the snow to clear so that the site(s) can be surveyed and they can proceed with the engineering required for the project. Access to the site has not been determined yet whether it will be along the power lines or along the property line for lot 257. We have asked the engineers for access recommendations.
  - Biologists Report: The biologists report is complete. This is required by the State of California to ensure no sensitive species will be affected by the project. No significant impact was noted in the report. Because the survey was completed before the wildflowers bloomed, some additional work may be needed when the snow clears.
- Jerry Keen requested a discussion regarding water pressure at his lot. The discussion concluded that PV would investigate low-pressure reports in the Aspen and Hemlock Court area. STATUS PENDING

**Sewer** –Nick Nieffenegger: - Sewer usage for March 2008- 1,173,400 – We do have some I&I run off. All previous fixes are good – Manhole covers. Ponds are pretty full this year because of the amount of snow. Drain Pond 4 and scarify. NN -Wants to level off the levees this year but not sure, where we are going to get the dirt for this project.

**Legal/Easements** – Bill Ribeiro – Nothing to report

**Roads** – Brian Gebhart: Brian is going to start walking the roads. Repairs are becoming more expensive, we will be getting quotes for approximately 30000 sq.ft. of repairs which will included in the patching and a couple of areas for the speed bumps. Need to put a note in the TT for suggestions of placement. TT item - that roads were damaged during construction owners are responsible for repair.

**Caretaker/Equipment** – Jim MaGee

We found the water leak after five weeks of searching for the water valves to turn off the water under ten foot of snow in unit six. We did locate five valves that could not be found previously. The leaks were on Manzanita Trail on the downhill embankment and about four-foot deep. There were two leaks on the same line about twenty-five feet apart. Trees growing over the main line caused the leaks and the roots wrapped around the pipe causing it to break. This summer we will be cutting down trees growing over the water and sewer lines.

We are now marking all water valves by putting in a metal spike in the middle of the road and painting a yellow line to the valve box. JM is going to create a logbook of all the valves and what we have.

Brain and Doug have been checking the sewer mains for I&I run off with the sewer camera. We have found some cracks in some of the mains that have not been sealed. These cracks will be sealed when they dry out.

We have had to make repairs on the truck and the trackless snow blower as the motor mounts were broken and the universal joints broke.

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We have replaced the vinyl in the caretaker's house.

The unit six-pump house trim has been painted also the main shop front trim was painted.

We are in the process of changing the main water valve at the intersection of Juniper and Tamarack Crescent. The work is scheduled to be completed by Wednesday – April 30, 2008

**Timber Trumpet** – Chet Luedtke - Needs to go out 30 days in advance of the general meeting. TT will be mailed by May 16, 2008. Deadline for articles is May 3<sup>rd</sup>.

**Treasurer's Report** – Eric Lombardi: Here is what we have coming due in the near future.

Cash in Market	\$82,750.
July 10, 2008	\$50,000
August 8, 2008	\$100,000
Sept 29, 2008	\$50,000
Oct 15, 2008	\$73,000
Total	\$355,750

We are looking to send the billing out by the middle of May to give the members time to budget their payments.

We still have 13,985.00 in past due accounts this number includes the fines that have not been paid.

**OLD BUSINESS**

**Water Tank** - update water tank and well budget estimate. BR discusses the Kennedy Jenks (KJ) most recent proposal that includes more engineering and construction oversight for development of both new well and water tank. Chik is going to talk to KJ next week to get clarification on a few items. Proposed KJ estimated cost for engineer and construction for Pla-Vada will be \$491,500.00. See notes under committee report.

Grinding –we do not have the easement to go up the road where the power lines are. Until the engineer gets back to us, we do not know where the road is going to go. BG if we have access to the grindings we should get them. Locate them in the sewer plant area.

**Reserve Fund** – Master plan needs to be updated. – Chik is still working on that and wants to have it completed for the need meeting on April 26, 2008. Discussion was held regarding the reserve replacement fund. The study is required every three years as stated in the Davis Sterling Act. The study is not required until next year but with the tank project in progress it was taken up this year since the money will be used from the reserve fund. CB has been working on several options regarding the accounts. It was moved (BG/SS, Passed 5-0) to accept the reserve plan that does not require any special assessment for a possible replacement of the sewer plant until year 12 of the study (2020). That assessment would be about \$10K for lots and cabins, but some information regarding assessments distribution will be investigated. The study also held member annual dues at the current rate, but directed any surplus to the reserves. It was noted that improvements or replacements to the plant could come at any time as dictated by the California Regional Water Quality Control Board. In that case, the fund would need to be re-worked and the need for a special assessment may be sooner. A letter of explanation will be sent to the membership in the next TT.

**Fire Safety – Action Item October 13, 2007** - Eric Lombardi – will volunteer **EL/BW**

If Bob will head up the committee to call the fire department. We will tour the area and list lots to work on the issue. Bob Wagenman agreed to put an article TT regarding fire safety. In lieu of adopting a strict rule like Tahoe Donner, we are looking for the cooperation of homeowners to trim and limb their trees. We need to let owners know that their properties need to be cleaned up. BW & EL need to have maps of the area to identify the ones that need clean up. **CARRY**

**CARRY** EL/BW will prepare some articles for the TT. A discussion regarding a workday for PV was undertaken and it was decided that two workdays to clear brush from association property would take place on June 22 and June 28<sup>th</sup>. A BBQ will be held on the 28<sup>th</sup> to thank all participants.

Cul-de-Sac on Conifer – The road at the end of Conifer is on an owner's property. **INFO**

EL states that Pla-Vada road right of way extends south toward the river and that road end would need to be re-aligned to be off the owner's property. EL noted that after 4 years of use PlaVada has prescriptive easement rights to maintain road as is. EL suggests offering to the owner to re-align the road as his expense. BG suggests that the owner should come to the Board with a proposal. Eric spoke to owner he made it clear that he is planning to build on this lot. Currently this lot is not viable for building a dwelling, as it will not meet current setback requirements from the road. It was suggested that Board take no action until building plans are received for approval and then board can provide a formal response to this issue after review of setback requirements.

After discussion it was moved (EL/BW, passed 6-0) that PV will grant the variance for the setback on the lot and PV will keep

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the existing the existing cul-de-sac, the property owner will provide the option to PV to expand the cul-de-sac on the corner of the property in the future. The owner will provide legal documents of the agreement and the agreement is recorded with the property. It is the owner's responsibility to provide the documents for the project to proceed.

**New Business:                    ACTION**

**Candidates who are running for the board: Jim MaGee, Mike Anderson, Jerry Keene**

**Next Meeting –June 21, 2008**

**Motion to adjourn**