

Board Members Present: Chik Brenneman- CB , Brian Gebhart-BG, Eric Lombardi-EL, Jerry Keen-JK, Mike Anderson-MA, Hugh McGuigan-HM, Jim MaGee-JM, Bob Wagenman-BW

Board Members Absent: Sunnie Skiles, Nick Nieffenegger

Staff in Attendance: Terri McGuigan-TM, Brian Silsby-BS

Members in attendance: Laura Woods-LW, Gurdip & Cindy, Rehal, Rebecca Boxberger-RB, Mike Downs-MD, Bob Schultz observer.

CALL MEETING TO ORDER –

Welcome and introductions - Welcome to the new board members. We have a lot of business to take care of this year.

General Meeting follow-up – Discussion centered on PV policies, CC&R's, and the need to review them to clarify ambiguities. (i.e. Parking, trailers,)

Committees –. CC&R's shows that three members for the architecture committee. The Board will open it up to the membership. The committee will be overseen by a Board member. We will advertise on the website and TT for volunteers.

Handbooks – CB – In the past there have been a handbook for new Board members that is passed along. This has not been done for some years. Terri has prepared additional books for the Board and they will be distributed by the next regular meeting. These books contain governing documents, policies and general information regarding individual Board members responsibilities

Fair Housing Training for New Board members to read and acknowledge.
ACTION; MA, JK – Done

APPROVAL OF MINUTES – June 21, 2008 – Motion to approved BG, JM 2nd. All approved.

COMMITTEE REPORTS 40 mins

Architecture/ Compliance – Mike Anderson – (MA) I

Lot 46, 7-8 Trees must be removed to meet garage location 10 ft side set back and 20 ft setback from the front , also the owner must install water meter. No fees are due. Approved

Lot 217, fees all paid. Approved

Lot 309 on Red Fir plans has been approved. Dispute on the set back, BW approved the plans and the setbacks on the plans were not correct, the second set showed the setbacks were corrected. We could find Matt's pins and take a tape to see where the setbacks start.

There is a concern on the house under construction on Tamarack Crescent, LOT #154 near the river as the owners on the easement thought that the deck was encroaching on their property. MA looked at the pins and felt that the builder was on his property.

Water - Chik Brenneman (CB)

Water usage for June 2008 –
Well 3 – 725,000
Well 4 - 376,900
Total – 1,101,900

Water usage for July 2008

Well 3 – 840,300
Well 4 – 616,800
Total – 1,457,100

One lot was sent the 30 day notice to pay or have services interrupted for none payment of the 2007-2008 dues year. Need a board motion to shut off the water to the delinquent cabin.

Motion to approve shut-off process for non-payment of fees - BG/EL, passed.

Sewer –Nick Nieffenegger (NN) - Report given by CB & JM

Sewer inflows for June 2008 – 612,000
Sewer inflows for July 2008 - 428,400

Sewer Complaint - The last few years, camera, low spot in the lines and does not have very good fall. I think that the sewer line is too low. Since the low spot is on the owner's property, it was recommended to the owner to install a sewer pump or place a check valve in his line to prevent future problems. PV has verified that there is no obstruction in the main line.

Sewer Plant odor – Effluent was diverted to the smaller ponds so that pond 4 could be scarified. Brian has taken care of this and the problem is resolved.

JM –The lines will need to be cleared of the roots from the cottonwood trees that are growing into the sewer lines on the Association's easement. These trees need to be removed. – JM to follow up with the tree removal. A cleanout will also need to be installed

Legal/Easements – Jerry Keen – (JK) –

Swimming hole down by Lot 159, one off Willow and Spruce. The easements are to get to the swimming hole. Trails have not been maintained and are hard to find. It was suggested that this be part of the next work day to clean up this trail.

It appears that the only easement in the sewer plant area is just for the

treatment plant. CB will discuss this with property owner. There is no easement that allows parking at the sewer plant. PlaVada has no jurisdiction over parking there.

CB and others to meet with property owner under the power lines east of the unit 6 parking area to discuss proposed access to the well.

JK - CC&Rs say no trailers, as you look in every direction they are there – Where we do not have a match between the CC&Rs and the policies we should clean it up so both match.

JK – Researched the use of the dumpsters with the disposal company. It turns out that the dumpsters are provided as a courtesy for PV members. Other people in the area (Non-PV) pay for trash pickup and can have containers at their home that the disposal company will pick up. Board does not have any authority to tell people what can be put in them or who can use them-Only where they are placed.

EL – the dumpsters are for everyone who pays for it on their taxes. therefore, they can be used by anyone. Dumpsters need to stay where they are so that they can be monitored and cleaned up regularly. The owners of the property where the garbage containers are located need a letter from the association requesting permission to set the dumpsters before the bridge. Since they are ‘community’ dumpsters, there is a question on who needs to obtain permission. ACTION: CB will contact the owner to get a clarification.

BG – Suggests looking into getting recycle bins. EL – cardboard recycle bins as cardboard takes up a lot of room. For bottles and cans, these might cause a bear problem – ACTION: Terri will look into recycle bins and report back.

Roads – Brian Gebhart (BG) –

A rough survey of road surface condition been completed. The priority is being placed on roads with highest use and poorest pavement substructure. The amount of pavement overlay will be a function of unit cost. The timing will be approximately the same as last year, which was September. Speed bumps will be part of the paving process as well as road patching.

Caretaker Jim MaGee (JM) –

We are using a roter tool on the sewer lines, and then using the camera to make sure the lines are clear. If there is any small tree growth over the lines, we are going to remove them. We have just about completed the lower part of Units 1-5.

Brian has also scarified the sewer pond #4. #1 through #3 had been scarified last year.

Another project we plan to work on is patching the cracks in the roads along with cutting limbs and brushes.

We are going to install a new brush on the trackless as the old one has worn out.

A discussion took place with regard to brush piles that are piled up on owner's lots. The Board's opined that these piles are an owner responsibility.

Equipment – Bob Wagenman (BW)

BW reported that a new truck is needed. The association needs a single cab truck, which has the ability to push snow with a blade. BS would be able to plow later as he could see. EL is a member of auction company BW and EI will get together to see what they can find. \$10,000 has already been approved in the reserve study. BW - given the authorization to purchase truck. If the cost is over \$10K, he will need to come back to the board with the reasons and documentation. BG recommends a ¾ ton. Motion to authorize BW to buy a new truck. BG/EL

Timber Trumpet – Terri McGuigan (TM) –

The next issue for the TT should be late October after the next board meeting.

Treasurer's Report – Eric Lombardi (EL)

We have seen a good response to the offer of the 5% discount. This in turn generates our cash flow and the ability to send money to the reserves. At the end of July we were able to send to our reserve account \$58,511.00. The total that we have sent to reserves since the beginning of the fiscal year for the dues increase is \$68,034.32. We have had two lots pay the sewer and water hook up fee, which was also sent to reserves. The grand total to the end of July is \$88,034.32. As indicated previously we will be sending the \$30,966.20 within the next week to the reserve account.

At this time, we have \$1,041,000.00 in our reserve account as of July 31, 2008. Up until the last couple of years, we did not fund out reserves as our practice is now.

CB states the board is doing a good job with funding our reserves. It is possible that the dues in the future could possible go down but no promises. (An addendum to qualify – PV has many infrastructure issues to contend with. Since we are a private association, these are funded only be the members)

A question was asked by an attendee tat they understand the nature of the increases and was it possible to break that out on the invoice so members

would be aware of what the fee increases are for. CB responded that these explanations have been published in the TT. With respect to property sales and transfer/annual fees, BG/TM stated that property owners are responsible to disclose the information to the buyers. It was also stated that realtors could call the office for the current information regarding changes in title.

OLD BUSINESS

Water project update

The Lot 258 well has been re-bored and is ready for the 10-day pump down test. The pump is scheduled to be installed on 8/9/08. The Board was reminded that TM is the lead on the project and is doing everything possible to keep costs down. Expenses on the project to date are at 21% of the initial budget of \$400K. Update to include discussion and action about the disposition of the grindings in the unit 6 parking area.

MA inquired as to when we do the pump test where will the water go. BS states the water is going to go in the ditches then make its way to the river. CB stated that this is the responsibility of the driller. PV has a permit for the water discharge.

There was discussion as to why the project was taking 'so long'. CB responded that there have been delays because of changes in the requirements of the State for the pump down test, site accessibility, and scheduling issues with the drilling contractor. The final engineering report cannot be delivered until the pump down test is completed. CB stressed that the project is moving forward due to the almost daily action of TM to keep the project going. In a previous discussion, CB discussed with NN the routing of the water main to the distributions system and NN recommended that the main be located completely on Lot 258. BG reminded the Board that we cannot design a system until we have the pump down test on the well so that the engineers know what size equipment will be needed.

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 waiting until July to ride with the Fire Marshall to locate properties that need to be cleaned up. CARRY EL/BW** will prepare some articles for the TT.

JK thanked to Jim, Brian and Doug who had the caretakers lot cleaned up. A discussion regarding fire safety was conducted. BW stated that he would check

with Truckee fire for a lot survey.

Work Day – CB, HM, BW, CB, BS, MA, JM cleared brush. Another workday is scheduled for 8/30/08

Cal Trans Water (UPDATE) - 5 mins.

CT was charged for water trucks used while the power was out in January 2008. PV was not able to deliver because of problems with the generator. PlaVada has received from CT for water trucks during the power outage. Generator would not run for more than 3 hours and it uses a quart of oil. We did not provide water for 10 days they incurred a \$10k invoice. ACTION June 21, 2008 - CB will call Cal Trans to discuss the bill. Resolution: PV will credit CT for water used above their baseline use of 7500 gallons per day until the \$10K is paid down. We discussed a cross connection and relocating the water meter so that we can read the meter in the wintertime.

CB – Gave a summary of the court agreement, which can be viewed on the PV website. Cal Trans and PV have acted as good neighbors both ways. They have helped us in the past when the water line broke on Tamarack Crescent. They also let BS go and get sand when we need it. If we are in a bind, they will help us to resolve. Closed

Generators-General Discussion

BW – New generators are \$14,000.00. We should hold off on a new purchase until the well is completed. A diesel mechanic needs to look at the generator at well three, as the new well probably will not be on line this year. Action: BW

New Business

Deposit refund for Lot 275 – 51348 Jeffrey Pine Dr. .

Motion to approved the refund of \$500.00 after clean up and that this is a onetime occurrence, Owner is working on cleaning the wood. BG/JK 2nd, Motion carries.

In the discussion BW states footing for a future garage does not meet the setbacks, Requirement s are 20' from the edge of the pavement. RB - Nevada County building department did the research. Carry item. Building permits all have termination date. Parking pad, retaining wall would come under a different permit.

Signage–

JK-We need to update our signage with the correct codes where applicable. JK requests that the sign for the office needs to be more visible to the members. Visibility in the winter may be an issue. ACTION: The sign will be moved.

Policies/Covenants, Codes and Restrictions (CC&R) –.

Discussion and recommend for action

General Discussion regarding the CC&R, 'Rules' and Policies was held. In reviewing our governing documents, there are ambiguities that must be cleared up for clear enforcement when a member is in violation. JK will

work to clarify issues and present to the Board over the next year. JK distributed a draft of the snow removal policy to discuss at the October meeting. ACTION: Board to review.

Dogs – A general discussion on dog/owner control was held in response to the attack on one of our members. The office will send ‘good neighbor’ letters to owners of dogs that behave aggressively when a complaint is received. The enforceability of the dog laws lies with the county animal control. The Board needs to look at the policies for dog control but needs to be concurrent with the Nevada County codes. ACTION: JK will research and bring to the next meeting a dog policy.

Water pressure – Carry per JK

Grindings/Survey -

The current road from the Unit 6 parking area to the east under the power lines was put there by a previous caretaker for a member convenience. This is the proposed access to the new well. We will discuss the potential to re-align the road with the property owner. Re-alignment will keep dust and traffic noise away from the houses along the power lines. The grindings will be used to finish the road to keep dust down. CB will contact property owner. CB – We will survey the road after it is re-lined to save money. CB, JM, JK to walk the road with the owner. Cost would be part of the well improvement and tank project.

Fire Hazard –

There was no recollection as to why this was placed on the agenda. Fire safety was discussed under old business.

Website -

CB would like to move the web site ‘in house’. Currently it is contracted on a time and materials basis. There were no volunteers to take over the site. No further action.

Discussion item

MA discussion on his parking area. The Board gave permission to build a parking pad in front of his house last year. No further action.

Discussion Item –

CB read letter sent to the owner of Lot 216 and stated is for the owner’s information only and he instructed the office to send it out. The letter was informing the owner that the two year period on construction was approaching and the association was inquiring as to what the owner would be doing with the property, as there has been no activity.

Discussion item –

Construction Issue in Unit 6 - contractors are putting construction material and dirt on the roads. BG, erosion control plans should be in place when receiving a plan, this can be a complaint to the County Building Department. JK this is the inspector’s job to enforce erosion control. ACTION: Building dept to be contacted.

Motion to adjourn MA/BG, 2nd

Next Meeting – October 18, 2008