

Pla-Vada Community Association Meeting

December 13, 2008

Approved 1/31/09

Board Members Present:

Chik Brenneman (CB)
Jim MaGee (JM)
Hugh McGuigan (HM)
Bob Wagenman (BW)
Sunnie Skiles (SS)
Brian Gebhart (BG)
Jerry Keen (JK)
Mike Anderson (MA)

Staff in Attendance:

Terri McGuigan (TM)
Brian Silsby (BS)

Members in attendance:

Roger Hatfield
Bret Natali
Todd Repsher
Rebecca Meyerholz

Board Members Absent:

Eric Lombardi, Nick Nieffenegger,

CALL MEETING TO ORDER: 9:00 AM

APPROVAL OF MINUTES: October 18, 2008

Motion to approve, Jim MaGee, 2nd. Bob Wagenman, Unanimous

COMMITTEE REPORTS

Architecture/ Compliance: Mike Anderson – (MA)

One plan approved:

Lot 036-50704 Conifer re-roof house with metal roof and expand roof over existing deck –

Complaints/CCR Violations:

Lot 041: trailer parking violation, snow removal problem, needs to be moved out of the road right-of-way. Draft a good neighbor letter.

Lot 062: storage building violation, side set back, pictures available. Owner may need to prove lot lines

CB - Send a letter to find his pins and bring it to the next meeting. Terri, prepare letter for spring. Tickler

Sheds/Containers:

Arch. Committee to review regulations set back requirements, and Handbook.

Water: (CB)

Water Usage

Oct - 838,000

Nov - 617,300

Less water usage, mostly because there are not as many people up here.

Sewer :(NN) -

Sewer usage

Oct - 284,400

Nov - 352,800

CB -Just signed a check for \$4500.00 for the annual sewer fees

MA – 180,000 gallons per day, permitted

JM – scarified all ponds this year just this week.

Legal/Easements: (JK)

Signs

JK reviewed the need for our signs to have the correct information. He asked the sign at the bridge be changed to reflect chains or 4 wheel drive vehicles are advised during snow periods. Member are advised to enter at their own risk (HM)

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JK – we need to provide a credit to a Taffy Lane owner for being over charged.

Roads :(BG) – Nothing to report.

Rebecca Meyerholz – Requested the Board to review the speed bump and icy conditions on Jeffery Pines Dr.–The Caretaker will work with the problem.

Caretaker:

(JM)We are all set up for snow with the snow poles all up. The culverts have been checked and cleaned out. The Caretakers have been doing general maintenance, checking out sewer lines and repairing equipment for snow removal. Everything is looking great.

Equipment: (BW)

Generator

We purchased the generator that runs good. We did a test with well. The generator was hard wired during the test. CB – Generator will be for back up on Well 5. We will use it at well 3 this year for emergencies. If we have major water outages we need to contact CalTrans immediately. Well 4 generator works

Vehicle Replacement

The PVCA purchased a 2004 Chevy truck for maintenance.

Timber Trumpet (TM)

CB reminded Board to submit TT articles after the next meeting, January 31, 2009 as we will have the completed budget for the fiscal year 2009/2010.

Treasurer's Report: (EL) given by (TM)

After the bills were paid for the 1st half of December we have in the general fund \$62,887.63 to carry us to March 31, 2009.

At the current time we have a total in our reserves of \$1,032,618.64, this includes the cash account of \$176,400.00+/-

We have the issue of the generator on how we show the payment. In speaking with the accountant, it is a board decision. We could use reserve funds or we could call it a capital cost.

Right now the reserves owe the general fund including the truck purchase \$28,408.85.

BG – Motion – The generator will be paid for out of the reserve funds at a time when we need to repay the general fund for a total of \$18,253.75. MA 2nd, all approved – Motion Passes

Add that to the monies available now it would be a total of \$91,296.48.

As of December 12, 2008 we do not have any engineering bills received. I am sure that January will be a big month for cost.

Also in speaking with the accountant, he indicated that Plumas bank would be very interested in looking at a line of credit for PV.

I feel we should look at both banks to see what the best option and payback would be for PV.

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Next Year the dollar amount that will come due on the CD's we hold will be \$478,139.50.

Depending on the construction expenses we will need year will determine what we do with funds as they mature.

Old Business

Water project update: Scope of work from KJ read by CB
Motion (MA) to accept the KJ scope of work in the amount of \$236,514.00, for the EPA compliance engineering. BG, Second, Opposed: JM, BW, Motion carries.

The following is an update to the well and tank project currently underway. This information is current as of 12/12/08.

We are very close to submitting the plans for the water project to the county, but re-thinking the arsenic order, some plans have been changed. It was recommended by engineers that we submit the plans for the tank, well and arsenic treatment as one package. Talks with the county recently have indicated we will not have to do a pre-application meeting and will be able to submit the plans when they are ready. The surveys are complete and KJ has the necessary information to continue. The project is separated into two phases. The first phase being connection of the well to the existing system and tank construction. The second phase is the construction of the water treatment plant (WTP). The EPA order was structured to give the Association time to plan, design, and construct the WTP in order to be in compliance by January 1, 2010. The first year consists of the engineering of the plant to determine the optimal method for arsenic removal. The second year for construction and final testing. KJ has submitted an amendment to their original proposal for planning, design and construction, and project management through 2010. KJ has submitted a preliminary construction budget for the project. Phase 1 is projected to cost \$477,800, to be paid primarily from the reserve fund. Phase two is projected to cost \$625K, and is a capital project. Funding is being researched. This may require a special assessment.

Access Road to Well 5 –

MA if the discharge within the 5' of the property line is ok. But access it a problem and I do not want to be responsible for the culvert.

Policy revisions

Sewer Lateral Policy: The existing policy had a few errors regarding references wording etc. Changes were made only to clear it up. No changes in substance. MA, SS 2nd. Approved. Policy to be sent to members in next TT.

New Business

PVCA Data:

TM provided a description of our records and data. No action

Snow Removal

A lengthy discussion was held on the snow removal policy. 4 members were present to express their concerns. Board members presented differing points of view. The result of the discussion led to:

- Approval of the new policy
- Plowing to begin when at least 4" of snow has fallen. Measured at the PVCA office.
- BS –Suggested considering a plow blade for the new truck at approx. \$5500.00

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Motion to remove the modified plow clause from the policy and approve new policy by SS, BG
second

Donner Summit Association:

Rebecca Meyerholz requested a link from our web-site for the DSAA.

Dog Control:

Leave the issue with Nevada County and notify members.

Billing Worksheet:

It being developed but will need information from the ARC and BS before it is ready for the board
in Jan.

Architectural Committee:

Motion to accept RH, EL, JK, CD to the Arch. Committee. MA BG 2nd (I think)

Next meeting: January 31, 2008 – budget meeting

Meeting adjourned to closed session:

Closed Session:

A brief discussion was held as to the evaluation process. No action taken.

Open session:

Motion to adjourn: MA 2nd JK. Meeting adjourned.