

PLA-VADA COMMUNITY ASSOCIATION – Approved Minutes

Board of Directors Meeting – June 21, 2008

Donner Summit PUD – 9:00 AM – Approved – August 9, 2008

Board Members Present: Bill Ribeiro- BR, Brian Gebhart-BG, Jim MaGee-JM, Bob Wagenman-BW, Chik Brenneman-CB

Board Members Absent: Eric Lombardi-EL, Sunnie Skiles-SS, Nick Nieffenegger-NN, Chet Luedtke-CL

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

Members in attendance: Roger Hatfield, Mike Anderson, Hugh McGuigan

Election Officials – Teri Bueb, Patrick Bueb

CALL MEETING TO ORDER – 9.05 AM

Call for Additional Agenda Items -

APPROVAL OF MINUTES – April 26, 2008 – motion to approve BG, 2nd CB - Approved

COMMITTEE REPORTS

Architecture/ Compliance – Bob Wagenman (BW) Lot 301 plans approved

Water usage - Chik Brenneman (CB)

General Water News

Since the water leak in Unit 6 has been repaired, water usage has dropped. Before the leak could be found 1.6, 2.1 and 1.9 million gallons of water were pumped in January, February and March, respectively. However, water pumping continues to be high. In April and May, we pumped 651,000 and 710,000 gallons. The Association needs your help in keeping water usage down. We are doing our best to identify, isolate, and repair leaks but everything we pump is lost forever. As summer looms on us, keep your eyes out for wet spots that seem out of place and report that to the office.

Fire Season is upon us –Conserving water means that our system is more capable to respond to the needs of our local firefighters in the event of emergency.

For those that water their landscaping, please evaluate how much water you are using, and work toward ways to minimize your use. Install drip irrigation in planters, measure how much water is actually falling on your lawn, consult references to determine optimal water rates, set your timers. Don't just guess!!! THINK!

- RH – Has the tank site been located? CB, yes on Terry Stigal's property near the 30,000 gallon tank.
- Mike Anderson – Is the well on the right site. Brian Silsby – Jim and I found the back corner pins for lot 258 and the well is on the right property.
- MA – Access road where is it going, CB – we waiting for the engineering report before making a decision.
- BG - we got in trouble last time by jumping the gun, wait for the information to make a decision. CB we need to get over the fact that we do not have engineering licenses.

Sewer –Nick Nieffenegger (NN) - Given by CB

Sewer usage for March 2008 -1,173,400

Sewer usage for April 2008 - 1,742,400

Sewer usage for May 2008 -1,582,100

Legal/Easements – Bill Ribeiro (BR) From the legal we are in good shape.

RH - the one that I am concerned about the river access. What is recreational easement mean? Mike Anderson easements, asphalt grinding – spoke to a lot of people who want to push the grinding out and use as additional parking area. BG the grindings were intended to improve the road to the well. No decision will be made until we get the engineers report.

Jerry Keen has spoken to PG&E and they need access to the power lines.

Roads – Brian Gebhart (BG) - No report – Road maintenance is ongoing requirement and will be pursued as needed. We need to get with Brian and Jim to see where we need to do the repairs and the speed bumps for the next section of road. We are going to be pulling money from reserves as forecasted in the reserve study dated March 31, 2008 through 2038. Speed bumps were installed last year with no problems during the snow removal period. We will be looking to place additional speed bumps this year.

Caretaker/Equipment – Jim MaGee (JM) - Brian and Doug have been able to keep the equipment in good working order saving the expense of outside repairs.

This last winter Brian and Doug had their hands full with the snow removal and the search for the Unit 6 water leak as indicated previously. They did a great job.

PLA-VADA COMMUNITY ASSOCIATION – Approved Minutes

Board of Directors Meeting – June 21, 2008

Donner Summit PUD – 9:00 AM – Approved – August 9, 2008

We have had to replace two main water valves this year, as they would not turn off. After fifty years under ground, we can expect more problems with the infrastructure.

Again, this summer they will continue to clean and seal the sewer manholes to prevent leakage into the sewer system. This will complete all of the manholes in the units, however; we will continue to monitor the manholes to make sure that the seals are holding. We are also going to be inspecting the sewer lines this summer along with the plan to check for trees growing over the water lines and remove these trees to insure we do not have the same situation we had in Unit 6.

The new well and water tank will take up some of the caretakers time this summer. Many things you do not see will be happening around Pla Vada.

Timber Trumpet – Chet Luedtke (CL) - BR should have put the meeting date in the TT as no general membership meeting was published. It was posted on the web-site.

Treasurer's Report – Eric Lombardi (EL) **In reviewing the monthly expenses, I noticed that the utilities in April were lower by far, however in investigating the situation I found that the accountant made some journal entries for the end of the year. This is also the case with the computer purchase.**

As of the end of May of this year, we have used out of the general fund for the water project \$17,544.33. We need to transfer this amount from the reserves to replace the operating fund. We also need to transfer from the Operating fund a total of \$9,522.91 back into reserves for dues that were received through May 31, 2008. As it seems to be redundant, this needs to happen to keep the accounting straight and the paper trail is much more efficient.

As indicated in the May Timber Trumpet we will be transferring the 31,000.00 in the August 2008 that we did not used for operating expenses for the fiscal year 2007/2008. Our goal is to continue this practice even with the increase in labor, fuel and utility costs.

BG, Motion to transfer \$17,544.33 from the reserve account back to the general fund to repay the monies used on the water project. CB 2nd all approved –

OLD BUSINESS

Reserve Fund Review – CB – If we can keep our operating expenses the same than funding under the existing assumptions, the reserves should be well funded, barring any movement by the CRWQCB. BR advocates that we should probably due one more fee increase. MA what are we doing with arsenic. CB the state has not made a decision on what they want with respect to treatment so we can't plan for that now.

Water Tank & Well Update –

Water project update:

The following is a short status report on the Water System Improvement Project Provided by our consultant Kennedy Jenks

1. The surveying and mapping of both the well site and water storage site are over 90% complete. Our subconsultant, Andregg, has committed to provide us the AutoCadd files with this information next week. Upon receipt, we will initiate the design of the access roads, pipelines, site plans, pump station, well house, tank foundation and electrical facilities.
2. The California Environmental Quality Act (CEQA) permitting documentation is also over 90% complete and will be submitted next week to the County.
3. We are working with Tanko Drilling, the California Department of Health Services (CDPH) and the County of Nevada to permit the test pumping and completion of the production well. We will provide CDPH a copy of the CEQA document noted above as they requested. Hopefully CDPH will advise the County next week to issue the permit to allow the test pumping and completion of the well. The test pumping will occur over a ten day period and the NPDES permit has already been obtained.

PLEASE CONSERVE

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

PLA-VADA COMMUNITY ASSOCIATION – Approved Minutes

Board of Directors Meeting – June 21, 2008

Donner Summit PUD – 9:00 AM – Approved – August 9, 2008

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. 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 28th. A BBQ will be held on the 28th to thank all participants. **Postponed due to the area is not open until after July 1, 2008 to take the material that has been cleaned up. New work day - scheduled for July 12, 2008**

New Business: ACTION

Cal Trans water charge for water trucks used while the power was out in January 2008 for 3 days. PlaVada has received a bill from the power outage for water trucks during the power outage. Generator would not run for more than 3 hours and it uses a quart of oil. ACTION June 21, 2008 - CB will call Cal Trans to discuss the bill.

Announcement of New Board Members:

Jim MaGee

Mike Anderson

Jerry Keen

Hugh McGuigan - Alternate

Next Meeting – To be determined – See the website for posting

Motion to adjourn - Brian Gebhart, Chik Brenneman 2nd