

PLA-VADA COMMUNITY ASSOCIATION – Approved Minutes March 15, 2008

Board of Directors Meeting – date approved April 26, 2008

Donner Summit PUD

Board Members Present: Bill Ribeiro - BR, Jim Magee - JM, Brian Gebhart -BG, Bob Wagenman -BW, Eric Lombardi - EL

Board Members Absent: Sunnie Skiles - SS, Nick Neiffenegger - NN, Chet Luedtke -CL, Chik Brenneman - CB

Staff in Attendance: Terri McGuigan - TM

Members in attendance: None

CALL MEETING TO ORDER – 10:10 AM

Call for Additional Agenda Items

APPROVAL OF MINUTES – JM - Motion to approve December 1, 2007 minutes, BG 2nd, all in favor. Motion passes

COMMITTEE REPORTS ACTION

Architecture/ Compliance – Bob Wagenman - Lot 255 – Approved Plans. BW has a concern regarding radiant floor heating needs to be a closed loop system and was not sure if adequately covered in the builder's handbook. BR stated that water back flow prevention devices are covered under the Cross Connection policy. Note: Further research revealed that the use of water back flow prevention devices is also identified in Builder's Handbook, Para 5.d.viii.

Water – Chik Brenneman – Water usage was not available at the time of the meeting. BS provided numbers .

December water usage – 1,188,400

January water usage - 1,648,000

February water usage - 2,116,000

Sewer –Nick Neiffenegger: Sewer numbers were not available at the time of the meeting. BS provided numbers .

December 2007 – 446,400

January 2008 - 669,600

February 2008 - 619.200

Legal/Easements – Bill Ribeiro: Mr. Haley (PlaVada attorney) called with a quote to develop legal agreements for easements and he can prepare easement agreements for about 600.00 each.

Roads – Brian Gebhart: BG said there are several cars parked in the road on Tamarack Crescent. Need to post article in TT that there is no parking on the road. JM noted that some of the road repairs made last year are cracking, but he indicated that the cause maybe due to underlying road support. It was recommended that we have Shaffer come up and take a look at road problems to determine causes when snow melts.

Caretaker/Equipment – Jim MaGee – Hydraulic Hose broke on the plow this morning during plowing. Brian was in the process of fixing it in order to continue plowing.

We have experienced a water leak in Unit 6 area for almost a month. We borrowed a leak detector device; however due to the amount of snow and the lack of any evidence of water leak has hampered our ability to find source of the leak. Several members are without water in Unit 6. The leak has gotten worse and we are in the process of trying to isolate the area. BR – we need to make a book that shows correct water pipe configuration as water lines are repaired to ensure correct location and function for future repair efforts. It was also suggested that stand pipes are not tall enough to help caretaker isolate leaks because of the amount of snow. EL suggested that we run a stake for the stand pipes like what is done for the propane tanks.

JM stated that we need to install more water valves this summer so that we can isolate smaller areas.

Timber Trumpet – Chet Luedtke – BR stated that next issue of TT needs to have Board candidate's statements. The next issue should go out the first week of May this mailing will include the election voting materials. PlaVada needs to find a member willing to serves as election inspector for the election count. ACTION CL/TM - March 15, 2008

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Treasurer's Report – Eric Lombardi: Considerable amount of money that has matured from CD's and other investments. We need to check with Raymond James on interest rate for short term investments. Also inquire with ING, an on-line broker to see if we can get a better rate. On-line account can be linked so that money transfers could be done on-line with the approval of two board members.

OLD BUSINESS **ACTION**

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.'

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.

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**

Pla-Vada Delinquency Policy – Action Item - October 13, 2007 Requested **BW/TM** that BW needs to update Pla-Vada delinquency policy as the laws have changed. Based on feedback from our attorney, he has confirmed that PlaVade may terminate water service as stated in our delinquency policy which is ok as written. BG makes a Motion that we are going to enforce the existing delinquency policy. BW 2nd, all approved Motion passes. Closed

Fine Policy – Lot 315, 15,120 gallons. Board fine discussion – It was discussed that older fines that were send out and some still have not paid at this time. The board requested that TM send them another bill that states if this fine is not paid by June 30, 2008 all fines will increase to the current policy fine level. BG requested to send the letters/invoices out certified mail. Closed

Builder's Handbook - Action October 13, 2007 Updated actions to close the loophole about when lot vs. cabin annual fees start after hook-up fees are paid.

PROPOSED CHANGE

From the time that the will serve letter is issued and connection fees are paid the owner will have up to 2 years for connection to the sewer and water, before annual dues change from lot rates to cabin rates. After 2 years from payment of connection fees the fee rate will convert from lot fees to cabin fees, whether or not construction has commenced or sewer and water has not been hooked up. **Closed**

Action Item December 1, 2007 TM to incorporate the change for the **TM - Closed** Builder's Handbook to include the above and clean up the last handbook.

BR – has a matrix of all the policies will send a copy to Terri for updating **BR/TM** **Closed**

Action Item – December 1, 2007 - CB to look into perchlorate testing further as we may not be required to do this testing This report is required **CB - Closed**

Action Item - December 1, 2007- CB has maps of Pla-Vada on his computer – CB will to burn CD's of the maps. Maps have been provided to the office. **CB - Closed**

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Action Item - December 1, 2007 BG wants to inquire about plastic edges for the snow removal equipment in the long run, if the cost for the edges is affordable, we may save money in road repairs. – BS will look into this and report back. This would not be practical for the type of plowing that is used in our area **BS/BG - Closed**

Well 3 electrical distribution panel - JM discussed issue with a dead tree that fell on Well 3 electrical distribution panel.

Action Item – December 1, 2007 JM has contacted the owner who stated that she is willing to help pay the costs; The Board suggested a payment plan to be agreed on between the property owners. JM instructed to come up with a payment figure and to get a promissory note from the property owner. This item has been closed and the owner has paid. **JM - Closed**

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.

Timber Trumpet - TM will contact CL to let him know that we need to get a TT out.
A discussion regarding water valve location took place. Some mention will be made for inclusion into the TT. **Action Item – December 1, 2007** **TM/CL - Closed**
Road sander has been installed on PlaVada truck. Sand source was discussed! We need to talk to Cal-Trans to get permission to get sand When we need it. - **Action Item - December 1, 2007** **JM/BS**
Back up electrical generators are ready to go. **Closed**

Petty Cash for Office operating expenses. Action Item - December 1, 2007 **TM/BR**
JM motions to authorize a credit card for TM with a limit of \$1K. BG seconds. Motion passes 5-0.
TM has received her credit card **Closed**

Discussion regarding a new computer for the office. Action Item - December 1, 2007 **TM/BR**
The funds have been authorized through the reserve replacement study. TM to price a system and report back to Bill. Computer has been purchased **Closed**

New Business: **ACTION**

Meeting date changed – April 26, 2008 @ 9:00 Am post this change to the front page of the web-site.

Motion to adjourn at 12:05pm JM, EL second and motion passes