

**Pla-Vada Community Association**

5000 Pla-Vada Drive, Soda Springs, CA 95728

Mailing P.O. Box 94, Norden, CA 95724

Phone: 530-426-3980

**BOARD OF DIRECTORS MEETING**

**9 a.m. Saturday, October 22, 2016**

**Donner Summit PUD**

# MINUTES

**Directors Present:** Craig Doty (phone), Mike Anderson, Kate Helfrich, Jeff Davenport, Eric Lombardi (phone)

**Directors Excused:**

**Others Present:** Claudia Hatfield

**Members Present:** Art and Pat Newman, Leon and Susan Glasgow, Jan and Jim Forni

**Call to order:** The meeting was called to order at 9:02 am

**Approval of Minutes**

Moved: MA, 2nd: KH

**Staff Reports**

Management (10 Minutes) CH

Balance amounts were reported to the Board.

Operating, $199,518.93

ESA, $92,570.60

Reserves, $308,034.84

Balances are down after paying for tank

MA – Did we pay for installation, included in $64,935.11

Water tank payment is complete

Tracking on budget

The only thing missing is the pipe from the old tank to the new tank

MA: How much was Jeff paid?

Late Fees:

Claudia sent out notices including delinquency policy, many sent back payment, still have one who has not responded

Question about forgiving late fees, consensus is that we need to be consistent

Lots of houses changing hands

Facilities Supervisor (10 Minutes) JD/MA

Water Usage – BS reported on water use for the month, 1,242,870 gal. for September.

Sewer – 403,200 gal. for month, 13,440 gal. per day

Brian had to make an emergency call to Shell station

Need to make changes with regard to the sewer line per agreement that exists

Letter to be sent to Shell station owners inviting them to 11/19 meeting

Brian had to water down a fire on Jeffry Pine

Letter to be sent to owner regarding fire.

Email/web notification to all owners reminding about general rules regarding fire and coals.

**Directors Reports**

President: CD

None

Secretary: EL

None

Treasurer: EL/CH

Roads: MA

Patching and asphalt is done, space is ready for moving dumpsters.

Owner comment regarding placement of dumpsters – Lot 169 will be affected by smell, sight, and sound.

Water: JD

Tank foundation is done.

Tank delivered this morning

Do we want gravel spread around to mitigate mud

MA: Motion to spend up to $3000 to put gravel at water tank site

2nd: KH

Estimated tank completion by Monday

Tank must be filled to check for leaks, Brian will need to check tank

New pipe may not go in until spring.

Architecture: CD/EL

Fence request (lot 146)

Review and vote on form for submission of architectural requests at next meeting.

Maintenance/Operation Liaison:

Replacement of sewer line complete.

Mike Phebus did good work, has been around since 1960’s knows the development.

Still have a sewer problem on Aspen Court.

Sewer:

JD: new repairs underway, MA-will need to haul away asbestos properly, approx. $2975 (one bid)

Communications: MW

More people coming on line.

Need to change page to include time and place of meeting

**Old Business**

Work orders – need update from Mike

Water Tank Project-Update

Need sand/gravel

Dumpsters-Update

Paved and ready

Equipment Yard improvements – Update

Working on trees to be transplanted

Excess dirt needs a home (lot 59)

**New Business**

Conifer permit – Update

In works

Property Development and Construction Handbook-

Need to discuss trees for lot ( ?)

Wells Shell agreement

Set up meeting for 11/19

CC&R revisions

KH and EL to discuss language for building handbook

Recision of letter to TD Land Trust

Moved: MA, 2nd: K all in favor

**Owner Comments on Items not on the Agenda**

Presentation by Mr. Lucas, Lot (204)

Asking to waive or move the current easement between Lot’s 203 and 204.

**Adjournment**

11:30

**Executive Session**

**MA, JD, CD, KH, EL, CH**