

**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, November 19, 2016**

**Donner Summit PUD**

# MINUTES

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

**Directors Excused:** Kate Helfrich

**Others Present:** Brian Silsby, Claudia Hatfield

**Members Present:** Roger Hatfield

**Call to order:** The meeting was called to order at 9:00 am

**Approval of Minutes:** October 22, 2016 minutes approved

**Staff Reports**

Management (10 Minutes) CH

Balance amounts were reported to the Board.

Operating, $151,554.59

ESA, $94,609.64

Reserves, $308,073.84

Raymond James, $85,674.31

Change of ownerships still being processed.

All dues accounts in arrears sent certified letters and copies of delinquency policy.

Facilities Supervisor (10 Minutes) JD/MA

Water Usage – BS reported on water use for the month, 970,000 gal. for October.

Sewer – 536,000 gal. for October

CalTrans usage: 48,000 gal. water use for the month of October.

May be water leak between sewer and Tamarack Crescent

New monitoring Nitrogen in water required by state. Brian will work with Sowers to let us know what we have to do. Extra costs for the budget. New reports required by state.

Lot 152: Sop and waste valve water leakage, member notified, no fine at this time.

Sewer ponds switched.

Need chains for trackless.

Lot 17 work completed.

Cleaned out drains.

Lot 24 owner replaced sewer line.

Lot 241 completed drain

Gate on Aspen, rocks back in place

**Directors Reports**

President: CD

Association working well.

Secretary: KH

None

Treasurer: EL/CH

Start thinking of budget planning for next meeting.

Use large rock for entrance and put association name on rock

Roads: MA

None

Water: EL/JD

Well 3 area cleanup next spring.

Architecture: CD/EL

Reminder about winterizing cabins.

Maintenance/Operation Liaison: MW

See Facilities supervisor Report

Sewer: EL/JD

Sewer repairs, door at sewer plant, on budget for next year.

Communications: MW

Continue updating website and member use.

**Old Business**

Work orders – see Facilities Supervisor Report

Water Tank Project-Update

Construction completed, tank to get filled.

Dumpsters-Update

Completing prep of area, then dumpsters moved

Equipment Yard improvements – Update

Gas tanks getting filled.

Ballards to be installed

Old tanks by shop to be removed.

Revisit By-laws and CC&Rs for changes affecting policies- Update

Eric, Kate, and Claudia to review parking policies.

**New Business**

None

**Adjournment**

11:45

**Executive Session**

MA, JD, CD, EL, CH

Board met with Stewart Wells on the agreement for service to Shell Station and Chalet. Brian will meet with him and report back to board.

Easement 203/204 is in legal.

ESA accounts in arrears discussed. Letters to go out to members about payment of ESA, late fee, and 1% interest /month charge.

Discussed ownership changes by foreclosure. Delinquency assessments charged off as bad debt.