



PLA-VADA COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

9:00 a.m. Saturday, August 26, 2017

Donner Summit PUD

Conference call 641-715-3274, Access code 764214#

MINUTES August 26, 2017

Call to order 9:05

Board present – Mike Anderson, Roger Hatfield, Claudia Hatfield, Brian Silsby, Eric Lombardi, Kate Helfrich, Jeff Davenport, Craig Doty

Managers: Claudia Hatfield, Brian Silsby

Present Bob Belden, fire inspector

Members present: Nancy Costello and Bill Kenny

Approval of 7/15/17 minutes: M: EL, 2nd: RH, Abs.: KH

Member Comments on Items not on the Agenda:

Fire Inspector, Bob Belden,

Report

Fire district has an ordinance that covers vegetation

His job vegetation mgt.

5-10 yr cycle vs 20 yr cycle of growth

getting thick in the Donner Summit area, fires getting worse, from Cisco grove up the fire environment has changed, fire season in the summit area used to be about 2 wks, now it is a month

houses where there is a fire environment, now there are bugs killing trees creating fire hazard.

Trees in Pla-Vada being infested, starting to die

Can use air resources when the fire is up here

Long range spotting – not necessarily a fire in Pla-Vada to worry about but fire on the other side that dumps burning embers

Burning embers rain on property and set a fire

Wood stacked on the deck or lumber shoved under the deck is a danger

TFD did fire inspections this year 4291 state code for inspections

Push vegetation back to 100feet is the law

Most inspections are warnings. FD wants to get people prepared

FD wants to nip it before it's a problem

Number of homes in Pla-Vada that have been noticed

Clean brush, weed eat the grass, law on firewood is 30 ft from the house, use fire resistant tarp

Thin it and limb it

Bark beetles moving in will hammer us

Other areas in Tahoe getting hammered by beetles

County ordinance on vacant lots

Fire department interference can allow insurance to drop you, Nevada county has high homeowner's insurance because of fires

You are responsible to maintain a lot whether it's vacant or not
Can't cut down trees and leave them, cut and thin every 5-10 feet

Cal Fire website
Truckee Fire web site

Pla-Vada will work to use Brian's house as an example of how to keep the area around your house fire safe.

Letters to vacant lot owners

Notify everyone, follow-up with letters to lot owners that we will actively pursue fire protection.
General letter then specific letters

Don't expect people who have never done anything to suddenly understand. Need to educate people about the dangers.

9:50

Staff Reports:

a. Management(10Minutes) CH

Operating: \$394,975.18
Reserves: \$108,555.27
ESA: \$155,616.92
RJ: \$85,717.94
Plumas: \$35,186.25

CC&Rs election results
64% of ballots returned, 69% of votes cast were in favor

Need to revise builder's handbook
Eric and Craig will have a draft at September Meeting

Discussion about leaks and galvanized pipe replacement, what can the assn. do, what are the replacement issues. Older homes may have corrosion producing leaks

Changes in CC&Rs will agree with parking policy

Concern about 6-10 members who keep sending their checks to Camco
Service charge for dues and payments sent to Camco letter to be discussed and adopted at the next meeting to be in place by November.

b. Facilities Supervisor(10Minutes)

Water Usage

1.55m water
sewer 547000
daily 17,000

Caltrans
65000 went to waste
1" sloan valve left open

Mark and Brian found the leak
Actually found 2 leaks
Staff toilet in the kitchen

Cal trans didn't use their allotment in spite of the leak
Claudia to send a letter to Cal Trans

Discussion about discount to non-members (Cal-Trans) to occur on September agenda

Paint to mark fire hydrants

Shredding and tree clean-up is done but PGE is still coming through

Brush pick-up is done, no more shredding, or pick-up

Letter to people who left debris out.

Water tank line and hookup, Phoebus to start Monday
Ordered 100 tons of sand

10:20

Water system amended permit

See WO list

Complaint to state about sewer smell
Brian talked to state rep regarding smell.
State provided suggestions, suggestions will be implemented to the greatest extent possible.

Issue of advertising for a home sale that included notice of an additional dwelling. Additional units can be charge \$2500 additional sewer charge and additional dues. Secondary/additional units/rentals are not permitted in Pla-Vada.

11:05

Directors reports:

President: CD

Nothing

Secretary: KH

Thank you to Brian and Mark

No thimbleberry's

Training

Treasurer: EL

Roads: MA

Will mark a few more areas before the paving

Water: JD

Phoebus to hook up next week

Tank is leaking

Draining on the 4th to connect

Tank still to be torqued

Architecture: CD/EL

Lot 72 Need to send a letter that Brian and Eric looked at new deck all things like this need to be permitted.

ARC is ok with the repairs in terms of aesthetics

Claudia to send letter regarding storage container on Lot XX - Approved for a shed, but has to be within setbacks

Maintenance/Operation Liaison: RH

Everybody working hard

Sewer: JD

State is converted int's regulations

Sauers engineering will come in and do the necessary work to check the sewer check the sewer

Door to sewer plant is not going to happen

Mike will get estimates to put in a coupling to hook up a generator to the sewer plant.

Communications: CH

Some pages need update

Members calling about names of companies to do work for them

11:45

Old Business

Winter repairs plan

Drainage update

Discussion about procedures and process with regards to committees and how we maintain transparency around projects that need to be done
Board reviewed the list presented at the July meeting by Earl Case added new items. Reviewed those that are complete and Brian will complete item 1c.
Lower conifer area will be addressed in early 2018

Earl case to be paid \$14,000 for work done

Lot clean up-Nevada County Hazardous Vegetation Ordinance
Ordinance will be posted

Lot 343 trees-action
\$450 for planting and irrigating trees.
Brian to assist with digging, Mike has mulch
M: JD, 2nd EL all in favor

1:10

Fuel Tanks

Permit and engineering info for gas tank pad-action
Originally decided to move tanks for cleanliness in front
Checked with fire dept. that it would be ok, should be ok
As a result of drain oil issue, the county inspected
Asked for permit for project

Permit is in process, will have it within 10 days

Permit required engineering plans, plans were \$1000.

Estimates for the work is \$11,000, all board agreed that there needs to be a review of the plans and new estimates

Mike will talk to the engineer to see if the pad can be value engineered. Less concrete, smaller space separate pads, separate from Bollards.

Mike will report back at the next meeting, then we will look at the bids, and determine how to move forward.

1:40

New Business

Stigal note, \$1 for parking across from gate on Conifer

Claudia will respond to Mr. Stigal that the board will look at this next spring. It is a generous offer.

Possible future meeting dates - 9/23, 10/21, 11/18, 12/16, 1/20, 2/17, 3/17, 4/21, 5/19, 6/16

Adjournment at 1:45

Executive Session

a. Delinquent
accounts

Collections list reviewed and accepted.
M:RH, 2nd KH all in favor

Adjournment
M: EL, 2nd MA all in favor