

PLA-VADA COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING
9:00 a.m. Saturday, November 17, 2018 **Donner Summit PUD.**
Conference call 641-715-3274, Access code 764214#

Minutes

Call to order at 9:09 am by Kate Helfrich, President.

Present, Kate Helfrich, Brian Silsby, Jeff Davidson, Mike Anderson, Eric Lombardi, and Bob DeHuff

Members Present: Chris Anderson, Lot 256 and Anne-Flore Dwyer, ARC

Members on Phone:

Approval of Minutes:

October 20, 2018 Board of Directors Meeting

M: RD, Sec: RH; As Corrected, re: under ARC corrected Lot 253 to 254. Motion carried.

Owner Comments: Chris Anderson said that their approval of a parking variance was handled in 2015. KH and CH will search the records. Owner was asked to complete variance form in case the records were not found.

REPORTS:

Management - Claudia Hatfield, in absence.

Operating: \$313,893.39

Reserves: \$301,249.48

ESA: \$108,459.23

ESA Loan to pay 1/5/2019: \$38,550.35—when the loan is paid off the remaining balance will reflect the current building fees paid. Will have this balance to refund if any lot owner requests refund according to the current ARC policy.

Lot 115: Re: storage shed in Unit 6 parking lot. Owner will be sending a design review form for the shed placement along with his check for BS work. Owner was told that he must meet all setbacks along with the location of the water/sewer lines as they must be kept clear for immediate access. BS spoke with the contractor and reiterated same with the contractor. Apparently there is a slow-down as PG&E needs to look to the electrical connection(s). BS has no problem with the placement of the container and told the contractor that it has to be moved from the parking lot before it snows, no later than 12/1/2018.

Facilities - Brian Silsby

Water Usage for October: 880,600 gallons

Total Usage CYTD: 11,558,431 gallons

Sewer for September: 248,400 gallons

Average daily: 8,013 gallons

Cal Trans usage for September: 46,200 gallons
Total Usage CYTD: 825,400 gallons
Water leak in road near Lot 226 is repaired.

There is a new water leak in front of Lot 23 that will be repaired.

Installation of a culvert across the road on Conifer, Lot 216, is completed.

Fuel tanks are in place and bolted down. Waiting for stickers/fire approval/ setbacks.

New vents for the new water tank are installed. Need State Approval. We are ready to go.
The Board directed BS to move as though we had State approval.

Lab samples for Title 22 (1,2,3 tcp) will be submitted by 12/1/2018.

Discussed the trailer that is stored in parking lot for Unit 6. EL will contact owner of Lot 134.

Need to discuss in the Spring about how far to repair leaks on PVCA main waterlines.

EL will be the liaison with BS for the next month.

President-KH: None

Treasurer-EL: None

Secretary-BD: None

Architectural Review Committee:

Lot 254: Met with the owner and he will meet all the land-related requirements. Owner then asked for a variance related to the requirement of a minimum of 1,200 square feet. The board declined the variance. Motion to decline KH moved, Rd seconded, EL abstained. Motion carried. Owner needs to resubmit updated plans getting to 1,200+ square feet.

Lots 257, 258: need to get owners to sign the revised easement plan docs. EL will handle. The drainage for both lots will be taken care of.

Discussion Items, New Business, Updates:

Policy Review: Discussed several policies to be revised. These included Parking, General Rules & Regulations, dumpsters & dogs, Variances, and Snow Removal.

RD will work on Building and Lot Maintenance & Repair policy.

Water tank: Need to let "Adventure" people that they are not welcome on PVCA land.

Drainage Committee: Lot 257 is scheduled for completion.

Budget 2019/2020: Discussed lot to cabin ratios and increases. Plan to give payment discounts on a year to year basis based on that year's operating budget. Discussed major budget projects. Requested that BS prepare a cost request for "universal needs" equipment.

Dues projection will be continued to the December meeting.

Commercial water and sewer rates will be continued to a future meeting. We need to get commercial fee schedules from nearby municipalities. JD will look at this.

Action Items:

The General Board meeting was adjourned at 12:26pm to go into Executive session.

Bob DeHuff
Secretary