

**PLA-VADA COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING**  
**9:00 a.m. Saturday, December 15, 2018**      **Donner Summit PUD.**  
**Conference call 641-715-3274, Access code 764214#**

**Minutes**

Call to order at 9:12 am by Kate Helfrich, President.

Present, Kate Helfrich, Brian Silsby, Jeff Davenport, Eric Lombardi, and Bob DeHuff

Members Present:

Members on Phone: Nancy Costello, Bill Kenny

Approval of Minutes:

November 17, 2018 Board of Directors Meeting

M: RD, Sec: KH; Motion carried.

Owner Comments:

**REPORTS:**

Management - Claudia Hatfield.

Operating: \$265,945.46

Reserves: \$301,274.24

ESA: \$109,827.10

ESA Loan to pay 1/5/2019: When the loan is paid off the remaining balance will be in an account named 'Building Fund'. Allocation of the account will be discussed in the January, 2019 general meeting.

We are still getting realtor paperwork as it relates to sales.

Last year we gave employees gift cards. KH moved, EL seconded that this year we give BS and CH \$400.00 gift cards, \$300.00 to Mark Silsby, and \$200.00 gift cards to Jason and Doug.

Facilities - Brian Silsby

Water Usage for November: 710,900 gallons

Total Usage CYTD:        12,624,231 gallons

Sewer for September: 302,400 gallons

Average daily:        10,080 gallons

Cal Trans usage for September: 108,100 gallons

Total Usage CYTD:        933,500 gallons

New water tank is connected and to the system as of 12/12.

Installation of a culvert across the road at Lot 216 to be installed.

There is a new water leak on Lot 152. Will send a notice, good neighbor letter, a one time only grace letter.

Fuel tanks are in place and bolted down. Bollards are installed. Will send info to the county related to the lot lines.

Storage container has been ordered. Delivery is dependent on snow removal in the area.

Lab samples for Title 22 (1,2,3 tcp) have been submitted.

The trailer that is stored in parking lot for Unit 6 has been moved as has the storage container in the parking lot for Unit 6.

There was a sewer main backup in front of Lot 2 that was repaired. The sewage ponds have been switched, we are now on pond 4.

Lot 111 had contract plumber problems, the wrong line was cut. As a result, had to install a water meter for Lot 83. Lot 83 will be billed when its address comes up for installation, or when it is sold.

Looking for costs to buy trench plates and a compaction wheel (roller).

BS will advertise our blower and motor by 2/16/19. The price will have a 'reserve'

President-KH: None

Treasurer-EL: None

Secretary-BD: None

Architectural Review Committee:

Lots 257, 258: need to get owners to sign the revised easement plan docs.

Discussion Items, New Business, Updates:

Policy Review: Discussed several policies to be reviewed:

Parking Policy: Will be modified and sent to members.

General Rules: KH and GH will modify related to rentals and unattended guests and handling of trash, especially at the dumpsters.

Delinquency Policy: Will be Modified prior to sending to the members.

Lot Maintenance: RD will put in 'policy' format for further review.

Budget 2019/2020: Discussed projects, equipment, and the operating budget.

Projects: Stigall parking proposal: \$5,000

Storage at Well 3: \$5,000

House repairs: \$2,500

Water meters: \$4,500

New Dumpster area: \$50,000

Filtration media: \$6,000

Equipment: Trench plates: \$6,000

Excavator steel roller for compression: \$3,200

Bobcat with blower: \$50,000

Discussed lot to cabin ratios and increases. Goal is to increase the Reserves and get the lot rate up to 65% of the cabin rate. Will run numbers for the next six fiscal years based on: 0% for cabins, 5% for lots; 2% cabins, 7% lots; 5% cabins, 10% lots.

Action Items:

Snow Removal Contract: Move to accept – EL, second – RD. Motion carried.

Variance Form: Move to accept – RD, second – KH. Motion carried.

Lot 256: To approve a special and temporary parking variance to park in the PLVA right-of-way, only for the period of December 2018 to August 1/2019, for two vehicles only. EL and BS will mark out the area. Move – RD, seconded – KH. Motion carried.

EL was appointed liaison with BS.

KH moved and JD seconded that Craig Doty be approved as an alternate to the Board. Motion carried.

The General Board meeting was adjourned at 12:14pm to go into Executive session.

Bob DeHuff  
Secretary