

PLA-VADA COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING
9:00 a.m. Saturday, January 19, 2019 **Donner Summit PUD.**
Conference call 641-715-3274, Access code 764214#

Minutes

Call to order at 9:06 am by Kate Helfrich, President.

Present: Kate Helfrich, Brian Silsby, Mike Anderson, and Bob DeHuff

By Phone: Eric Lombardi

Members Present: Mike & Tessa Rogner (lot 210), Chris Anderson (lot 256), Earl Case (lot 45)

Members on Phone: Nancy Costello, Bill Kenny

Approval of Minutes:

December 15, 2018 Board of Directors Meeting

M: RD, Sec: KH; As corrected; CH not GH will receive a gift card, sewer and CalTrans numbers were for November not September. Motion carried.

Owner Comments: Earl Case (lot 45) initiated a discussion about loose dogs and the fact that owners were not picking up the solid waste from their dogs.

REPORTS:

Management - Claudia Hatfield.

Operating: \$234,734.85

Reserves: \$301,299.83

ESA: \$0.00

Building Fund: \$77,675.62

The ESA was totally paid off on January 5, 2019. Would like to move the remaining ESA dollars into an account named Building Fund and have the annual assessments go into that account as well. KH moved and RD seconded that CH be authorized to move the funds. Motion carried.

There is a new state law requiring HOAs have a fidelity bond set up. CH will contact our insurance agent as to cost. We may self-insure depending if allowed by the legislation and cost.

Facilities - Brian Silsby

Water Usage for December: 1,306,240 gallons

Total Usage CYTD: 13,930,471 gallons

Sewer for December: 525,600 gallons

Average daily: 16,955 gallons

Cal Trans usage for December: 104,000 gallons

Total Usage CYTD: 1,037,500 gallons

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

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

We purchased a compactor roller for the excavator.

Road plates should be delivered the week of 1/21.

Purchased chains for the loader/plow.

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

President-KH: Discussed information regarding Email meetings. Certain conditions have to be met, basically no board business is allowed to be conducted through Emails.

Treasurer-EL: None

Secretary-BD: None

Architectural Review Committee:

Anne-Flores Dwyer discussed Lot 239. The owners decided to forgo putting corrugated metal over their entire building and will change to a combination of smooth and corrugated. EL thinks their plan is now viable. ARC now approves.

Discussion Items, New Business, Updates:

Policy Review: Discussed several policies to be reviewed:

Parking Policy: Approved to go membership.

General Rules: Approved to go to membership.

Delinquency Policy: Approved to go to membership.

Lot Maintenance: Continued to next meeting with additional changes.

Rental Form: Continued to next meeting with additional changes.

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

Projects: 1. Drainage at Bristlecone, \$10,000 was put into the budget as a separate line item.

2. The Stigall parking proposal on Conifer was deferred to the 2020 budget. With a thank you to Mr. Stigall.

3. Sewer repairs were already in the budget.

4. Storage yard improvements were already in the budget.

5. House improvements were increased to \$3,500 in the budget.

6. Water meters, Dumpster expense, Insurance for employees, Well 3 Bunkers, Roads, and Filtration Media were already in the budget.

Equipment: Bobcat with blower: \$50,000; Will only be purchased if we can sell the unused equipment.

General: 1. Changed Road Repair from \$50,000 to \$45,000.

2. Increased Legal from \$18,000 to \$25,000.

RECAP BUDGET: Operating Expenses: \$223,760

FY 2019/2020 Personnel Expense: \$222,700

\$446,460 TOTAL Operating Expense FY 2019/2020

Assessments(Income): \$499,617

Remainder to Reserves: \$ 53,157

Current Reserves: \$300,000

Add from 2019/2020 Operating Budget: \$ 53,157

Available for Replacement Expenses: \$353,157

Replacement Expenses: (\$211,000)

Net Reserve end of FY 2019/2020: \$142,157

The Board will do everything possible to have the expenses come in less than budget so that there will be more money added to the reserve.

Discussed lot to cabin ratios and dues increases:

KH moved, BD seconded that for the fiscal year 2019/2020 the cabin dues be increased by 2% and the lot dues be increased by 5% and that no discounts be given. Motion carried.

Action Items:

Contract for Services Form: No member comments. Move by KH, seconded by MA, motion carried.

Snow Removal Contract: No member comments. Move by KH, seconded by MA, motion carried.

Variance Form: No member comments. Move by KH, seconded by MA, motion carried.

Approval of new employee: Move by KH to accept Josh Talbot as new employee with the condition that he seeks his water certification, further terms to be determined. Seconded by BD. Motion carried.

The General Board meeting was adjourned at 12:09pm to go into Executive session.

Bob DeHuff
Secretary