

**PLA-VADA COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING**

**Saturday, February 23, 2019      Donner Summit PUD.**

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

**Minutes**

Call to order at 9:01 am by Kate Helfrich, President.

Present: Kate Helfrich, Eric Lombardi, Jeff Davenport, Brian Silsby, Mike Anderson, Bob DeHuff, Claudia Hatfield

Members Present: Matt Templeton, Lot 35

Members on Phone: phone was not available as all of the numbers were removed from it.

Approval of Minutes:

January, 19, 2019 Board of Directors Meeting

Move to Accept: RD, Sec: EL; Motion carried.

Owner Comments: Matt Templeton (lot 35) initiated a discussion about flooding on his and some of his neighbors in the vicinity of Bristlecone Drive. A short-term remediation was discussed while a long-term solution would have to wait until the snow is gone.

**Reports:**

Management - Claudia Hatfield.

Operating: \$199,497.14

Reserves: \$301,324.42

ESA: \$0.00

Building Fund: \$77,680.43

The ESA was totally paid off on January 5, 2019. Moved the remaining ESA dollars into an account named Building Fund.

Claudia prepared a list showing lots and building status and fees.

There is a new state law requiring HOAs have a fidelity bond set up. CH contacted our insurance agent and the cost of a \$425,000 fidelity bond will cost approximately \$800 for a year.

If an owner wants 'extra' parking passes for renters, guests, etc. we will not issue replacement passes if the originals are lost.

Facilities - Brian Silsby

Water Usage for January: 1,467,480 gallons

Total Usage CYTD: 1,467,480 gallons

Sewer for January: 698,400 gallons

Average daily: 22,529 gallons

Cal Trans usage for January: 58,186 gallons

Total Usage CYTD: 58,186 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.

Had some repairs to the trackless including chains and some hydraulic fittings.

Road plates have been delivered and are in use.

Purchased chains for the loader/plow.

BS has advertised our blower and motor. The price will have a 'reserve'.

No water leaks as of January,23.

Time sheets are being diligently monitored as to when an employee is on PVCA time and personal time.

Will contact towing companies to see who would be willing to inappropriately parked vehicles.

President-KH: None

Treasurer-EL: None

Secretary-BD: None

Architectural Review Committee:

Owner of Lot 258 brought in building plans and a notarized easement agreement.

Discussed drainage related to Lot 254 and how it relates to other lots.

**Discussion Items, New Business, Updates:**

Initiated a discussion regarding commercial and domestic sewer rates. We need to adopt a new rate schedule that will be more up to date than our current 20+ year old schedule.

Water Treatment Plant-plot map: no discussion

Election Policy/By-laws: Move to send to the general membership for comments BD, sec by KH. Motion carried.

**Action Items:**

Policy Review: Discussed several policies to be reviewed:

Parking Policy: Move to adopt: KH, sec JD. Motion carried.

General Rules: Move to adopt: EL, sec JD. Motion carried.

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:**

The Stigall parking proposal for a parking lot off Conifer was reinstated in the budget at a cost of \$5,000. The additional dollars would come out of the anticipated reserves.

The General Board meeting was adjourned at 12:11pm to go into Executive session.

Bob DeHuff  
Secretary