

PLA-VADA COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING
Saturday, April 20, 2019 Donner Summit PUD.
Conference call 641-715-3274, Access code 764214#

Minutes

Call to order at 9:03 am by Kate Helfrich, President.

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

Members Present: none

Members on Phone: Nancy Costello, Bill Kenny

Approval of Minutes:

March 16, 2019 Board of Directors Meeting

Move to Accept: BD, Sec: KH; Motion carried.

Reports:

Owner Comments items not on agenda: None

Management - Claudia Hatfield.

Operating: \$133,374.57

Reserves: \$301,374.13

Building Fund: \$77,689.22

The annual election is coming up, Claudia will send info to the membership re: the election. Mike Anderson and Craig Doty, the Alternate, terms are up. They could be reelected. May 5 is the deadline for submission of candidate letters.

Facilities - Brian Silsby

Water Usage for February: 1,869,860 gallons

Total Usage CYTD: 4,756,400 gallons

Sewer for February: 1,684,800 gallons

 Average daily: 54,348 gallons

Cal Trans usage for March: gallons: not reported as water meter is frozen.

 Total Usage CYTD: gallons

Installation of a culvert across the road at Lot 216 to be installed, dependent on the snow.

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

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

Water leak on Lot 161. Ran for 16 days, we lost about 450,800 gallons. The owner will be fined for excessive use.

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

Clean-up of the sewer generator is in progress.

BS and EL will talk with Cal Trans about understanding of our agreement and any resolution thereof.

The water reports went to the State on 3/26, 4/9, 4/11, and 4/19.

Will install new breakers on the sewer generator on 4/23.

Installed a new battery on the trackless.

President-KH: May need an executive meeting between 5/11, 6/15.

Treasurer-EL: Nothing

Secretary-BD: Nothing

Architectural Review Committee: Received a request to move forward and a plot plan was submitted from the owner of Lot 254. The owner changed the driveway and drainage plans. EL will ask Anne-Flore Dwyer to review. If acceptable will send a will-serve letter.

Discussion Items, New Business, Updates:

Commercial and domestic sewer rates. Delayed to next meeting.

Commercial and domestic water/sewer rules: Board agreed to send to members for comment.

Fine Policy: Discussion revolved around whether to have stand-alone policy or as per individual policies. KH and CH will review and bring a proposal to the May 11 meeting.

Entrance and Dumpster Committee: Will send a request to the general membership for members to be part of the committee. KH, EL, and JD asked to be on the committee. The task will be to locate the dumpsters. The recommendation to the board is due no later than 11/1/2019. Meetings will commence the first week of June, 2019.

Drainage Committee: Will send a request to the general membership for members to be part of the committee. KH, EL, and BS asked to be on the committee. The task will be to identify drainage issues and set priorities. Recommendations are due to the board by the July meeting.

We are now required to have an Anti-Sexual Harassment Policy: A sample was distributed for review and subsequent discussion.

MA discussed the Lake Van Norden Meadow and ice dam. This time the railroad caused the ice dam and took care of resolving the situation. The Land Conservancy sent out a hydrologist who will prepare a study and report. The hydrologist did request additional information. BD will prepare a letter for review by the board.

Action Items:

The Lot Maintenance, Snow Removal, and Intent To Rent Policies will be finalized after the Fine Policy is completed.

Water and Sewer Rules will go to the membership for review and discussion.

The General Board meeting was adjourned at 11:10am to go into Executive Session and until the next General Board Meeting on 5/11.

Bob DeHuff
Secretary