

PLA-VADA COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING
Saturday, June 15, 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, Craig Doty, Eric Lombardi, Jeff Davenport, Bob DeHuff, Mike Anderson, Brian Silsby, Claudia Hatfield

Members Present: Anne-Flore Dwyer, Konstantin Kalin, Emilie Simmons, John Gardner, Shirley Gardner, Bill Kenny, Brian Gebhart, Larry King

Members on Phone: none

Approval of Minutes:

May 11, 2019 Board of Directors Meeting

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

Reports:

Owner Comments items not on agenda: Suggestion that PVCA have an association-wide work day for the public areas. Also it was suggested that people sign up on a work list to be available to assist on various jobs to be done.

Management - Claudia Hatfield.

Operating: \$130,144.26

Reserves: \$301,424.50

Building Fund: \$86,223.31

After the accountant reviews the numbers and the taxes are paid, we hope to move an estimated \$40,000 into the reserve fund from the operating fund.

100 plus ballots were received for the election of directors.

Assessment and damage letters were sent out. Some assessments have already been paid.

Facilities - Brian Silsby

Water Usage for May: 1,498,840 gallons

Total Usage CYTD: 7,436,980 gallons

Sewer for May: 2,188,800 gallons

Average daily: 70,606 gallons

Cal Trans usage for May: gallons: not reported verifying water meter working properly.

Total Usage CYTD: gallons

Installation of a culvert across the road at Lot 216 should be installed this month.

Storage container has been ordered. Delivery should be in July.

BS has advertised our blower and motor. The price will have a 'reserve'. We will probably take the blower unit off the loader so we can temporarily use just the loader for various jobs this summer.

Had various water leaks that have been or will be repaired. These were associated with lots 47, 254, 131,104, and 197. Lot 197 had a saddle tap burst on the association side and we lost all the water out of the tank.

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

Ordered another water book for certification testing.

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

President-KH: When we reply to an individual regarding an issue we should reply on an individual basis, not 'reply all'.

Treasurer-EL: We will work to closely manage the budget as funds are probably going to be tight this year. Especially regarding the water system and paying for unexpected repairs and work.

Secretary-BD: Nothing

Architectural Review Committee:

Some owners have started moving dirt but no new plans have yet been submitted. Owner of Lot 254 brought equipment on site and broke the water main. The owner changed the driveway and drainage plans. EL will ask Anne Dwyer to review. If acceptable will send a will-serve letter. Lot 258 is waiting for permits, BS sent a will- serve letter.

Discussion Items, New Business, Updates:

Had their initial meeting sharing ideas. Will meet again at 3 pm the afternoon of 6/15.

A river walking path was discussed regarding placement, rebuilding and maintenance. Idea is that it would be west of the bridge. We would have to honor easements and get owner approval before initiating.

Employee housing was discussed. The subject was deferred to the 7/20 meeting.

Anne-Flore Dwyer talked about a wildfire prevention plan called Fire-Wise. It will take a considerable effort to become a certified community. CD, MA, EL, BD and AF-D will be part of the committee looking into this.

Lot 59 – The title was sent to Placer County two weeks ago. We are ready to have them on site.

Fine Policy – Was changed to reflect a policy concerning dogs. As this is a difficult subject, there was much discussion about it.

Action Items:

Lot Maintenance Policy: Move to accept: EL, seconded BD. Motion carried.

Snow Removal Policy: Move to accept: MA, seconded KH. Motion carried.

Intent to Rent Policy: Move to accept: BD, seconded EL. Motion carried.

Election Results:

On the new board: Craig Doty and Kayla Woods. Going off the board, Mike Anderson. Who was thanked in appreciation for his years serving on the board.

The General Board meeting was adjourned at 10:54am to go into Executive Session and until the next General Board Meeting on 7/20.

Bob DeHuff
Secretary