

PLA-VADA COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

Saturday, July 20, 2019 Donner Summit PUD.

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

Minutes

Call to order at 9:05 am by Kate Helfrich, President

Present: Kate Helfrich, Craig Doty, Eric Lombardi, Jeff Davenport, Bob DeHuff, Kayla Woods, Brian Silsby, Claudia Hatfield

Members Present: Anne-Flore Dwyer, Randy Schermerhorn, Susan Herring, Lawrence Collins, Brian Gebhart, Kay McCreary

Members on Phone: Nancy Costello, Bill Kenny, Mike Wilk

Approval of Minutes:

June 15, 2019 Board of Directors Meeting

Move to Accept: BD, Seconded: JD; Motion carried.

Reports:

Owner Comments Items Not On Agenda: Larry Collins, lot 84: Has a plumbing project that includes a system separation from the main line and his neighbor. He would like to expedite a meter installation. He will need to get the ARC involved and submit a basic plan to the ARC. He also mentioned that there is a fence on Lot 111 that encroaches on his lot. The Board will get back to him regarding the encroachment.

Management - Claudia Hatfield.

Operating: \$233,791.22

Reserves: \$301,449.27

Building Fund: \$86,228.14

We have \$41,889.79 remaining from prior year assessments. We have received approximately \$230,000 in this year's assessments. We have received a letter from Stewart Wells that the grinder is installed at the Shell Station and working as expected. We have a letter from Chris Anderson requesting additional parking by Lot 257. Lot 80 has sent correspondence concerning their lot refurbishment. We have a claim form from PG&E. We need to complete this form in order to hopefully get a \$700 check prior to their bankruptcy.

Facilities - Brian Silsby

Water Usage for June: 1,375,550 gallons

Total Usage CYTD: 8,812,530 gallons

Sewer for June: 1,231,200 gallons

Average daily: 41,040 gallons

Cal Trans usage for June: Meter is now working: 36,200 gallons
Total Usage Measured CYTD: 39,200 gallons

Installation of a culvert across the road at Lot 216 is ready.

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

BS has advertised our blower and loader. 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.

Water system with amended permit has been approved by the Federal Government.

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

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

Location of the fuel tank bollards: Need to get the county out and locate the corner pins.

Gave CH the cost information on the sewer and water leak costs associated with the Shell station.

Chipping will commence on September 10; all limbs need to be on the roads by that date.

Re: dumpsters not being emptied on a timely basis: The County allows one pickup per week and one bag per lot. It was suggested and implemented that we order two additional dumpsters per week until the next meeting. EL and BS will look at the numbers and make a recommendation at the next meeting.

We will have two more pine needle dumpsters during the period of August 15-19.

President-KH: We have established various membership groups and committees to help build community involvement and spirit. We hope to increase a sense of "community" through this.

Treasurer-EL: Nothing to report

Secretary-BD: Nothing to report

Architectural Review Committee:

All pending items are on the agenda and will be addressed as they come up in this meeting.

Discussion Items, New Business, Updates:

Drainage Committee: EL and BS will set up a priority list for facility maintenance.

Dumpster Committee: Will meet again on August 3.

Employee housing was discussed. Tabled. Will discuss at a later meeting.

Wildfire Prevention Plan: Anne-Flore Dwyer talked about a wildfire prevention plan called Fire-Wise. It will take a considerable effort to become a certified community. If we spend \$1200 for

an assessment by a certified fire assessment individual it will take about three weeks to receive the report. Paul Wheeler said he might be able to get the certification from Cal-Fire. KH moved to spend \$1500 for the initial cost of the Fire-Wise program of which \$1200 would be for the assessment and \$300 for communication. We will take the money from the sewer line item in the budget. EL seconded and motion carried. Anne-Flore Dwyer will contact the local Fire-Wise individual and advise our actions. Flyers and communication regarding information on Fire-Wise will be distributed about July 27.

Lot 59 – The lot line adjustment is waiting for approval by county surveyors.

Common Area Clean-up: September 14 has been set as the date for PVCA community clean-up. Information will be provided concerning the type of work to be done and sign-ups. This could include items such as debris clean-up and drainage ditch clearing. BS and EL will set the schedule of work to be done.

Water/Waste Water Management Company: We need to have a back-up to BS who has a certification in water/sewer. We currently have two people testing for their certification. KW volunteered to also take the test. We have a member who is certified and would be available in case BS is not. We would be compensated for time worked.

Lot 436: We approved a will-serve letter dated July 10, 2019. This will provide water and sewer service in Unit 7, although not part of Pla-Vada at this time. This is per an old commitment by a previous board to trade property.

Policies to Consider for Revision: If a member has a suggestion for a revision to a current policy, please email CH and copy KH.

Lot Maintenance: JD and BD reported that 21 lots with cabins are out of compliance. The survey will be continued to include additional cabins and vacant lots. Examples of non-compliance include derelict snowmobiles and cars, trash, cabins in disrepair, etc.

Action Items:

Fine Policy: Move to accept by CD. Seconded by KW. Motion carried.

Shed Variance for Lot 150: There is a variance in place for placement of the shed known as “The Hut”. The issue was tabled to the next meeting. In the meantime the owner will submit for a new variance stating a request for placement of the shed and parking. Much discussion ensued concerning a parking variance vs. shed placement and parking variance.

Lot 336 – Design Review Form: ARC approved a variance for a shed and recommended that the Board approve the design review form with the proviso that the shed be fully on the member’s lot and that the variance is concerning a setback issue only. KH moved, JD seconded, motion carried.

The General Board meeting was adjourned at 12:42 pm to go into Executive Session and until the next General Board Meeting on 8/17/19.

Bob DeHuff
Secretary