

PLA-VADA COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING
Saturday, November 16, 2019 Donner Summit PUD
Conference call 641-715-3274, Access code 764214#

Call to order at 9:04 am by Craig Doty

Present: Kate Helfrich (by phone), Craig Doty, Jeff Davenport, Bob DeHuff, Kayla Woods, Brian Silsby, Claudia Hatfield
Members Present: Brian Gebhart (lot119)
Members on Phone: Nancy Costello, Bill Kenny

Minutes

Approval of Minutes:

October 19, 2019 Board of Directors Meeting
Move to Accept: JD, Seconded: KW; Motion carried.

Owner Comments: No comments, just observe

Reports:

Management - Claudia Hatfield.

Operating: \$397,272.89
Reserves: \$301,550.86
Building Fund: \$86,248.49

We need to start budget planning in December for the next year. We discussed projects to be budgeted.

We received various correspondence responding to the 'good neighbor' letters that were sent regarding the Lot Maintenance write-ups. All in all the responses were positive.

Facilities - Brian Silsby

Water Usage for October: 1,085,610 gallons
Total Usage CYTD: 13,927,060 gallons

Sewer for October: 280,800 gallons
Average daily: 9,058 gallons

Cal Trans usage for October: Meter is now working: 54,500 gallons
Total Usage Measured CYTD: 250,000 gallons

The 10/26 work day was successful as we completed the chipping and cleaned additional ditches. Five people assisted. Culvert cleaning is not completed but is progressing.

BS and EL will talk with “higher ups” Cal Trans people about the understanding of our agreement with the maintenance facility and any resolution thereof.

The culvert at lot 216 was installed.

The asphalt patching was completed by 11/12. The work was quite satisfactory. We will probably have the same company out next year.

The water leaks at lots 98 and 199 were repaired. The water leak at lot 137 will be repaired in 2020, in the meantime the water was shut off.

BS will research getting a backup generator for the water system.

President-KH: Nothing to report

Treasurer-EL: Nothing to report

Secretary-BD: Nothing to report

Architectural Review Committee:

Nothing new. Restated that in order to grant a variance or approval we need to have actual plans to review prior to granting a variance or approving ‘preliminary’ plans. Rough drawings cannot be acceptable.

Communications: KW is still working on the process.

Discussion Items, New Business, Updates:

A summary of the review by the Firewise people was distributed for further review. All in all the review was positive. There is a lot of work to be done by the owners of the undeveloped lots- many downed trees, branches and other slash. This will be highlighted in future lot maintenance surveys.

Action Items: We received no feedback regarding the revised PVCA General Rules and Regulations. As a result it was moved by BD, seconded by KH to accept the revised Rules. Motion carried.

The General Board meeting was adjourned at 11:19 am until the next General Board Meeting on 12/21/19.

Bob DeHuff
Secretary