

PLA-VADA COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING
Saturday, December 21, 2019 Donner Summit PUD
Conference call 641-715-3274, Access code 764214#

Call to order at 9:07 am by Kate Helfrich, President

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

Members Present: Petra Krantz, lot 146

Members on Phone: Nancy Costello, Bill Kenny

Minutes

Approval of Minutes: November 16, 2019 Board of Directors Meeting

Move to Accept: EL, Seconded: CD ; Motion carried.

Owner Comments: No comments, just observe.

Reports:

Management - Claudia Hatfield.

Operating: \$354,844.77

Reserves: \$301,575.64

Building Fund: \$86,253.45

Prior year taxes were filed. As a result we are able to move \$54,593.00 from the operating fund to the reserve fund. El moved , KH seconded that we move \$54,593.00 from operating funds to the reserve fund. Motion carried.

We received a member letter regarding snow access to a pedestrian easement. PVCA is not obligated to provide snow access to any pedestrian easement. Letters will be sent to owners with a horseshoe drive way or where more than 20' has been accommodated reminding of the snow removal policy. A similar letter will be sent to the snow removal entities to ensure their compliance. Driveway snow clearing must have the snow placed on the owner's property, not on PVCA right-of-way.

Facilities - Brian Silsby

Water Usage for November: 1,144,690 gallons

Total Usage CYTD: 15,071,750 gallons

Sewer for November: 252,000 gallons

Average daily: 8,400 gallons

Cal Trans usage for November: Meter is now working: 68,600 gallons

Total Usage Measured CYTD: 318,600 gallons

BS and EL will talk with “higher ups” Cal Trans people about the understanding of our agreement with the maintenance facility including sand/gravel, generator use, etc. and any resolution thereof.

Shop cleanup and the installation of LED lighting has commenced.

Well 3 has a bad electrical box/panel and the sewer system needs either a ‘new’ generator or the current one repaired. BS will contact an electrician to inspect the current sewer generator. If the current sewer generator cannot be reasonably repaired we will have the generator from Well 5 placed at the sewer system and will purchase a smaller replacement generator for Well 5. BS was authorized to spend up to \$10,000 to purchase a used generator.

President-KH: Asked that board members make their own copies of board-related information. This will save money for PVCA.

Treasurer-EL: Movement of dollars to reserves helps to support the finances.

Secretary-BD: Proposed that we establish an annual workday with appropriate communications and a BBQ. We decided to set a date in June, 2020.

Architectural Review Committee:

Nothing new. All approved construction is currently in progress.

Communications: KW is still working on the process. Nothing new to report.

Discussion Items, New Business, Updates:

KH moved, CD seconded that we give year-end bonuses in the form of gift cards to: CH-\$400; BS-\$400, MS-\$300; Doug- \$200; and Michael Wilkes- \$50. Motion carried.

Water Line Replacement: we discussed various methodology in approaching the problem in order to reduce the ongoing leaks. When we get out from under ‘emergency’ repairs, we need to have plan for replacement. This should reduce the leaks and the subsequent road repairs. Suggestions included that repairs extend 100’ beyond the leak, replace lateral ends, increase the pipe diameters up to 6, and extend to cabin stub outs.

Budget Planning: We discussed line item replacement costs, line item operating expenses, and the cabin-lot rates. We are currently considering a 2% increase in cabin dues and a 5% increase in lot dues.

Election Policy: We reviewed how the new state law fits with our current policy and our By-Laws. Any changes need to be voted on by the February board meeting in order to be in place for our June election.

Lot Maintenance Policy: We will schedule a drive-by review 3 or 4 times in 2020. We will also provide a notice as to when the drive-bys will occur. Lots with fallen trees and slash will be focus in 2020.

Fine Policy: If snow damage recurs but is of a different nature, then no fine.

Delinquency Policy: To be refined.

Water Tank Permitting: JD will handle this.

Wildfire Prevention Plan: Will suggest to cabin owners that they establish a 5' perimeter of combustibles around the cabin and trim trees up 10-15'. Also use fireproof tarps to cover wood piles.

Employee: There is a possibility that we might get a person from Teen Challenge to work on a part time basis. The person will have 6 months to finish his program. By that time he and we will know whether h will continue working for PVCA.

Water Meter Policy: Will need to update Table 1 in the policy.

Parking Policy: Will review and discuss at a later meeting.

Lot 48/59: Discussed the disposition of the lots. Lot 48 will retain its APN number .

CD moved, JD seconded to adjourn the General Board meeting. Motion carried.

The General Board meeting was adjourned at 1:50 pm to go into Executive Session and until the next General Board Meeting on 1/18/20.

Bob DeHuff
Secretary