

**PLA-VADA COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING**  
**Saturday, January 18, 2020      Donner Summit PUD**  
**Conference call 605-313-4820, Access code 764214#**

Call to order at 9:08 am by Kate Helfrich, President

Present: Kate Helfrich, Eric Lombardi, Jeff Davenport, Bob DeHuff (by phone), Brian Silsby, Kayla Woods, Claudia Hatfield  
Members Present: Petra Krantz, lot 146 , Pete Hansen lot 37  
Members on Phone: Nancy Costello, Bill Kenny

**Minutes**

Approval of Minutes: December 21, 2019 Board of Directors Meeting  
Move to Accept: BD , Seconded: KW ; Motion carried.

**Owner Comments:** Pete Hansen wanted some clarification of the snow removal policy and the resultant berms.

**Reports:**

Management - Claudia Hatfield.

Operating: \$281,985.23  
Reserves: \$356,192.67  
Building Fund: \$86,258.58

The subject was raised concerning the liability insurance. It was decided that we would pay the \$27,000 annual amount in one lump sum and avoid the finance charges. EL will shop the rates for next year.

Facilities - Brian Silsby

Water Usage for December: 1, 375,570 gallons  
Total Usage CYTD:                    16,447,320 gallons

Sewer for December:            615,600 gallons  
Average daily:                    20,520 gallons

Cal Trans usage for December:            192,100 gallons  
Total Usage Measured 4<sup>th</sup> quarter: 315,200 gallons

BS and EL will get legal interpretation of the contract with Cal Trans as to what we are entitled. We will then review the contract with Cal Trans. This will incur legal fees.

After much effort BS finally found an electrician to work on our generator situations.

We decided to put the blower package back on the sell list. Sell it ASAP.

Shop cleanup and the installation of LED lighting has commenced.

Were notified that there is a house without water. No leaks on PVCA side. Have determined that the pipes to the house are frozen. Owner will address issue when snow melts.

President-KH: nothing to mention

Treasurer-EL: nothing to mention

Secretary-BD: nothing to mention

Architectural Review Committee:

Nothing new. All approved construction is currently in progress.

Communications: KW is still working on the process. Nothing new to report. Working with Michael Wilkes.

**Discussion Items, New Business, Updates:**

Budget Planning: We discussed line item replacement costs, line item operating expenses, and the cabin-lot rates. In addition we discussed better definition of line items, i.e. what is included in shop supplies vs. tools and equipment. We are currently considering cabin dues going from \$1,556 to \$1,800/year and lot dues going from \$771 to \$920/year. Also discussed the effect this would have on our reserves in light of some major water projects (example 100' water line) that are needed.

KW will review the health insurance and workers comp insurance.

KH suggested that we have a monthly review of expenses vs. budget. EL suggested quarterly reviews. Idea was accepted to have quarterly reviews. This will allow closer monitoring of both the expenses and the budget.

Election Policy: KH is working on the policy and By-Laws to make sure we are in compliance. Since we are working on the revisions the time line for compliance is extended.

Water Tank Permitting: JD and BS will have this completed by the next meeting.

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 he will continue working for PVCA.

At 1:11pm JD moved, EL seconded to go into Executive Session.

At 2:30 pm JD moved, KW seconded that the Board meeting be adjourned until the next General Board Meeting on 2/15/20.

Bob DeHuff  
Secretary