

PLA-VADA COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

Saturday, August 17, 2019 Donner Summit PUD

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

Call to order at 9:00 am by Kate Helfrich, President

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

Members Present: Robert Nicholson, Matthew Templeton, Linda Forster, Kay McCreary, R.S. Bagha

Members on Phone: None

Minutes

Approval of Minutes:

July 20, 2019 Board of Directors Meeting

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

Owner Comments: Owner of lot 35 commented about culvert and ditch cleaning and removal of berms related to snow melt. It was suggested that the owner meet separately with EL and BS. Derelict and the parking of vehicles was also discussed.

Reports:

Management - Claudia Hatfield.

Operating: \$355,244.14

Reserves: \$301,474.87

Building Fund: \$86,233.27

We have about 120 dues yet to be paid. Received a letter from the owner of lot 43 requesting a refund of their fees as they are not going to build. They will clean up the lot. Have received comments that the lids on the replacement dumpster are heavy and hard to lift. The easy-to-open dumpsters are currently located in the back of the area. Milne Towing out of Truckee will be towing incorrectly parked vehicles. Received an inquiry from a realtor about if there is any variance for lot 47 and its garage. We are not aware of any. Owner of lot 34 requested to put in his own water meter. The owner will have to have it installed by a certified plumber and have BS inspect the installation. The owner of lot 216 requested a refund of his clean-up deposit. We received our permit for the water system from the State of California.

Facilities - Brian Silsby

Water Usage for June: 1,413,880 gallons

Total Usage CYTD: 10,226,410 gallons

Sewer for June: 529,200 gallons

Average daily: 17,071 gallons

Cal Trans usage for July: Meter is now working: 27,100 gallons

Total Usage Measured CYTD: 66,300 gallons

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

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

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.

Location of the fuel tank bollards: JD will reach out to the lot owners.

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

There was a water leak lateral to lot 237 that was repaired. Also repaired a water main break on Tamarack Crescent.

Planning to seal the sewer generator door before the next snow.

President-KH: Nothing to report
Treasurer-EL: Nothing to report
Secretary-BD: Nothing to report

Architectural Review Committee:
Nothing to report

Discussion Items, New Business, Updates:

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

Dumpster Committee: Nothing to report. There was a discussion regarding the number of dumpster allotted to PlaVada and the number of lots the trash company is being reimbursed for. The trash company is being reimbursed for 228 lots. We may need a trash compactor.

Cameras at the dumpster area are all working. BD will be the main reviewer. BS will get with BD to get him set to review.

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. KW will set up the event on social media. People will meet at the maintenance shop for their assignments. It will run from about 8am to 2pm.

We discussed our General Rules and Regulations and plan to make them clearer and more concise.

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: Examples of non-compliance include derelict snowmobiles and cars, trash, discarded water craft, and cabins in disrepair, etc.

Action Items: None

The General Board meeting was adjourned at 11:15 am to go into Executive Session and until the next General Board Meeting on 9/21/19.

Bob DeHuff
Secretary