

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

Call to order at 9:04 am by Kate Helfrich, President

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

Members Present: Pat & Art Newman, Mike Downs, Marc Cormier & Trisha Stickney

Members on Phone: Bob DeHuff

Minutes

Approval of Minutes:

August 17, 2019 Board of Directors Meeting

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

Owner Comments: Question about burn piles-answer was can't do anything until the burn ban is lifted. Question about Unit 7- answer was that PVCA has no further agreement with Terry Stigall, it is his property from the end of Red Fir. Except for the house currently being built, no further development can occur without further additional discussion and agreement.

Reports:

Management - Claudia Hatfield.

Operating: \$445,518.77

Reserves: \$301,500.47

Building Fund: \$86,238.40

Additional info will come out of later agenda items.

Facilities - Brian Silsby

Water Usage for August: 1,432,440 gallons

Total Usage CYTD: 11,658,850 gallons

Sewer for August: 399,600 gallons

Average daily: 12,890 gallons

Cal Trans usage for August: Meter is now working: 80,100 gallons

Total Usage Measured CYTD: 146,400 gallons

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.

Testing on all the wells has been completed.

Chipping was halted as had to return the chipper. Have at least one more full day to complete. BS was authorized to rent the chipper for another week. After 3 ½ days most of the piles were gone. Since members were so committed to the project and there were piles still to be chipped, another round of scheduled for October. All tree limbs 5” in diameter or less must be put cut end out by the roadside by October 15. NOT for pine needles, pine cones or garbage/trash. If members can’t have their pile ready by 10/15 don’t make a shredding pile. Shredding piles left during the winter may cause snow plowing issues. Late piles may be subject to the Lot Maintenance fine. We need more specific rules related to the chipping for next year.

The fire-wise committee will work with BS to get more info related to getting the area cleaned of fuel.

The water leak at lot 37 was repaired.

We got some good work done on the work day (9/14).

Need to get someone in to look at the sewer generator, might have to replace a circuit board.

Having a hard time getting someone in to do asphalt road patching. We may go with cold patches until next year.

EL donated a camera for surveillance of the dumpster area. BD got his computer hooked up but still having problems downloading pictures. May have to go back to the camera vendor for additional assistance with the picture downloads.

Placer County asked for plans for the chalet grinder. We will send them a letter stating that we will be responsible for ongoing inspections.

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

President-KH: Wanted to thank members who helped with the work day: Pat Bueb Irene DeHuff, and Petra Krantz.

Treasurer-EL: Nothing to report

Secretary-BD: Nothing to report

Architectural Review Committee:

Four homes are currently under construction.

Reiterated that plans are required BEFORE a variance can be issued.

Owner of lot 47 requested that a formal variance be issued for the existing garage on the lot. The garage has been there for a number of years. Motion to approve : KH; sec : CD. Motion carried.

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: October 26 has been set as the date for a second 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 12noon.

We discussed our General Rules and Regulations and plan to make them clearer and more concise. The discussion was primarily about the wording about the enclosure around a fire. This will be carried to the next meeting.

Lot 59: The documents are all prepared and should be signed and notarized by the middle of October.

Parking: Terry Stigall has offered to rent an area for member parking of large vehicles and trailers. We need to lay out the parking. The Bristlecone area will be laid out for this year.

Discussed the possibility of using a text messaging program to assist in communications. KW will further review and bring more info to the next meeting.

We are going to change-out two more dumpsters for the higher capacity ones.

Lot Maintenance: JD and BD will be doing a drive by in the next weeks. 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 11:18 am to go into Executive Session and until the next General Board Meeting on 9/21/19.

Bob DeHuff

Secretary