

PLA-VADA COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING
Saturday, February 15, 2020 Donner Summit PUD
Conference call 605-313-4820, Access code 764214#

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

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

Members Present: Petra Krantz, lot 146; Shirley, John Gardner, lot 152; Rich Poppoff, lot 242

Members on Phone: none

Minutes

Approval of Minutes: January 18, 2020 Board of Directors Meeting

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

Owner Comments: Petra Krantz brought up the subject of owners not picking up after their dogs and properly disposing of their waste. She suggested the implementation of signs and pet waste stations The board decided to explore the idea.

Rich Poppoff talked about the use by outside snowmobilers of the unit 6 parking area. No commercial use of PVCA land is allowed. This is private property and commercial use and/or demonstration of snowmobiles is not allowed. KH will contact the towing company. Mr. Poppoff also raised the question of drainage over his two lots, #242, 243. He was referred to the ARC.

Reports:

Management - Claudia Hatfield.

Operating: \$232,656.03

Reserves: \$356,207.75

Building Fund: \$86,263.69

We received three notes about the proposed dues increases. The primary reason for the dues increase is to replace our aging water system infrastructure.

Facilities - Brian Silsby

Water Usage for January: 1, 292,190 gallons

Total Usage CYTD: 1,292,190 gallons

Sewer for January: 734,400 gallons

Average daily: 23,690 gallons

Cal Trans usage for January: 192,100 gallons

Total Usage Measured 1st quarter: 192,100 gallons

BS developed a list of items to discuss with CalTrans: sand, plow/blow snow, meter access availability, sand roads, wireless meter.

After additional effort BS had to find a replacement electrician to work on our generator situations. BS was told to buy a replacement generator for well 5 before the next meeting.

Shop cleanup and the installation of LED lighting is ongoing.

The house without water did have frozen pipes which was resolved with no leaks.

We received from Phebus for a bid to install 266 feet of 6" water line. The bid is for \$52,000. EL and JD will review the bid before the next meeting. BS was asked to get a second bid.

President-KH: nothing to mention

Treasurer-EL: nothing to mention

Secretary-BD: nothing to mention

Communications: Will put info on PVCA Facebook about picking up after dogs and snow recreation parking.

Architectural Review Committee:

Nothing new. All approved construction is currently in progress.

Discussion Items, New Business, Updates:

KW will review health insurance and workers comp insurance coverage and rates.

Election Policy: Since we are working on the revisions the time line for compliance is extended. We should be able to put 'acclamation' wording in the By-Laws with no problem. We will continue working on the revision.

Member make-up of the board: We have five directors and one alternate. Terms are regularly for two years, however to get ourselves back to having three directors remaining on the board while voting for three, there will be four positions open for voting. KH suggested the following options for the upcoming election: (1) the person getting the most votes without acclamation has a three year term; (2) the person getting the least number of votes without acclamation has a one year term; (3) have an acclamation acceptance and the board decides who will get an additional year and who will have a one year term. The decision will be made at the next meeting.

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

We discussed possible changes to the Lot Maintenance Policy with the intent to make clearer the inspection portion. Suggestions were made and will be discussed at the next meeting.

We discussed lots 436 and 412 in Unit 7. KH and EL will review as to the ESA assessments. A will-serve letter for lot 412 will be issued. Water pressure for lot 412 is yet to be determined. Hook up for lot 436 will be on Red Fir.

Action Items:

Next year budget: With some clarification, JD moved to accept the budget, CD seconded the motion. Motion carried.

At 11:55am BD moved, CD seconded to go into Executive Session. Motion carried.

At 12:48 pm JD moved, BD seconded that the Board meeting be adjourned until the next General Board Meeting on 3/21/20.

Bob DeHuff
Secretary