

PLA-VADA COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING
Saturday, April 04, 2020 via ZOOM internet
Conference call, Access code

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

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

Members Present:

Members on ZOOM Internet & Phone: Mary Touros, Jerry, Mike & Tessa Rognier, Nancy Costello, Sandee Sheldon

Minutes

Approval of Minutes: February 15, 2020 Board of Directors Meeting

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

Owner Comments: Sandee Sheldon asked about the parking policy and the damaged car at their cabin. She was told that the damaged car would be discussed in Executive Session and results would be reported back to her.

Reports:

Management - Claudia Hatfield.

Operating: \$197,794.08

Reserves: \$341,025.81

Building Fund: \$86,273.58

April 1 starts our new fiscal year. Assessments are payable by 9/1/20.

Self-nominations for the new board are due in April.

We received a request from owner of lot 43 to refund the water/sewer fees and the cleanup fees as they currently not proceeding with a build. KH moved and CD seconded that the board refund the fees.

Revision to the Lot Maintenance Policy will be ready to be sent to the membership after the 4/18/20 board meeting.

Facilities - Brian Silsby

Water Usage for February, March: 998,110, 1,271,430 gallons

Total Usage CYTD: 3,561,730 gallons

Sewer for February, March: 1,116,000, 1,403,600 gallons

Average daily: 38,483, 45,277 gallons

Cal Trans usage for February, March: 100,600, 177,700 gallons

Total Usage Measured 1st quarter: 455,400 gallons

BS purchased a generator for Well 5. Will call the generator people to come and check out the installation.

BS has called a number of electricians to come and do work. Hope to have some come out in the Spring.

Shop cleanup and the installation of LED lighting is ongoing.

We started on the deck and rock wall of the PVCA house.

A tree fell and broke three power poles and we removed the debris from the road.

New towing signs have been put up to replace the old ones.

We installed a 550 pound CO2 tank. We also purchased a 50 pound tank for backup.

We have had problems with housekeeping companies using our dumpsters. When we see them we are letting them know not to do it.

President-KH: nothing to mention

Treasurer-EL: nothing to mention

Secretary-BD: nothing to mention

Communications: Jay Dwyer is setting up a Neighborhood Watch. Next Door chat has already been set up.

Architectural Review Committee: Nothing new. All approved construction is currently active.

Discussion Items, New Business, Updates:

Election: It was moved by KH, seconded by CD to accept Option 1 regarding the election. Motion carried. Basically one person will get a three year term and the rest will get two year terms. If we have an election by acclamation then the new board will choose who has the three year term. Option one reads as follows: *Provided we have more candidates than seats available we take the person with the most votes and give that person a three year term with the stipulation that they are not the alternate for the first year.*

Common area cleanup: We chose two dates: the third Saturday in June, 6/20, and the second Saturday in September, 9/12. KW and BD will check out banner suppliers.

Dog Poop: At the next meeting we will decide what type of collection stations we will get and where they will be positioned. Although we will use volunteers to assist in maintaining the stations, a PVCA employee will need to be assigned to be sure the stations are maintained.

Water tank permit: JD is handling. Offices are currently closed.

Drainage plan: BS submitted a drainage plan that he and EL developed for the area at Bristlecone and Conifer. CD moved and KH seconded that the plan be accepted. Motion carried.

SBA Loan to Non-Profits: There are loans available to non-profits eligible for a Type 7A SBA loan for Paycheck Protection Program to assist with payroll coverage. It can be used for continuing payroll expenses and can be converted to a grant. EL moved to go forward with the application for a PPP SBA loan. KW seconded. Motion carried.

Action Items:

At 10:20 am CD moved, JD seconded to go into Executive Session. Motion carried.

At 11:38 am the board returned from executive session.

Lot 276: CD moved, KH seconded to send in for collection for delinquent dollars owed. Motion carried.

At 11:40 am KH moved, CD seconded that the Board meeting be adjourned until the next General Board Meeting on 4/18/20.

Bob DeHuff
Secretary