

PLA-VADA COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING
Saturday, April 18, 2020 via ZOOM internet
Conference call , Access code

Call to order at 9:02 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: Patrick Bueb, Lorna & Art Knoblauch, Brian Gebhart, Paul Wheeler, Kay Creary, Mike & Tessa Rognier, Nancy Costello & Bill Kenny, Gail Hildebrand, Rebecca & Courtney Meyerholz, Petra Krantz, Anne Flore-Dwyer

Minutes

Approval of Minutes: April 4, 2020 Board of Directors Meeting

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

Owner Comments: Gail Hildebrand asked about the drainage going in at Bristlecone and Conifer. EL answered and said he would be available to go over it in person. EL also confirmed that could only have 20' of driveway connecting with PVCA roadway. Lorna and Art Knoblauch asked about the increase in the HOA fees. KH explained about the cost to replace the water/sewer lines and that we did not want to have a special assessment, that we felt it more appropriate to increase fees. CD also explained that we did not want to drain our reserves. Anne Flore-Dwyer suggested that we restart the fire-wise committee. KH said we will put it on the May agenda.

Reports:

Management - Claudia Hatfield.

Operating: \$167,241.95

Reserves: \$356,235.81

Building Fund: \$74,773.58

April 1 starts our new fiscal year. Assessments are payable by 8/1/20.

Self-nominations for the new board are due by May 1.

Dues will be posted to accounts in May and sent out in June. As of now they are due 8/1 and delinquent 9/1.

We received a letter from the owner of lot 81 advising that he has been working on his deck for a year. He had to retain an architect and submit plans to the county. He now has a contractor who will come out after the snow goes and get the job completed.

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.

We expect to have the PVCA Entrance property area (prior lot 59) cleaned-up by June 1.

We have a new water leak in front of lot 223.

Owners are driving their snow cats on the roads before plowing. This is packing down the snow making it almost impossible to clear the roads. Owners need to wait until the snow is cleared.

President-KH: nothing to mention

Treasurer-EL: nothing to mention

Secretary-BD: nothing to mention

Communications: nothing to mention

Architectural Review Committee: Re: lot 286. EL moved, CD seconded that we give a conditional variance concerning the location of the propane tank and the connection driveway to the PVCA road.

Lot 254 owner requested that he be allowed to place a small trailer on the premises during the finalization of construction. EL did not see a problem.

Discussion Items, New Business, Updates

Dog Poop: BD moved; CD seconded that we spend a maximum of \$1,500.00 for up to 5 stations with aluminum posts to handle solid dog waste. Location of the stations to be determined later. We also decided to retain the rule of leash control not "under voice control".

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

SBA Loan to Non-Profits: The PPP, SBA loan program was fully funded when EL looked at applying for the program. We will wait for additional funding to be made prior to applying.

Lot Maintenance Policy: After much discussion related to what constitutes a 'derelict trailer' we decided to send the policy out to the membership for comment and hopefully adopt in the May meeting.

Parking Issues: We discussed how a minority of owners were mis-using the parking policy for their benefit to the detriment of the majority. What is the better way to handle this mis-use? Two placards per lot, one for the tow vehicle and one for the trailer?

Timing of Lot Assessments: We discussed options to applying the timing of when lot assessments would be due and related penalties and interest if paid late. We wanted to be able to fund the budget while at the same time preserving our reserves.

EL moved, BD seconded that we accept the following wording: *Due to covid-19 we are extending the time to pay your dues with no penalty: Dues are due August 1, 2020. If you can pay your dues by the normal due date of August 1, we will discount the dues by \$100 on a cabin, and \$50 on lots. Late charges and penalties will not begin to accrue until November 1, 2020. This will help us be sure to cover our expenses and at the same time give members a little more time if they are encountering a hardship.* Motion carried.

Action Items:

At 11:47 am CD moved, BD seconded to go into Executive Session. Motion carried.

CD moved, JD seconded that the minutes of the April 4 Executive Session be approved. Motion carried.

At 12:40 pm the board returned from executive session.

At 12:41 pm JD moved, KH seconded that the Board meeting be adjourned until the next General Board Meeting on 5/16/20.

Bob DeHuff
Secretary