

**PLA-VADA COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING and ANNUAL MEETING**  
**Saturday, June 20, 2020 via ZOOM internet**  
**Conference call , Access code**

Call to order at 11:10 am by Kate Helfrich, President

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

Members Present:

Members on ZOOM Internet & Phone: Brian Gebhart, Paul Wheeler, Amanda Kahn-Kirby, Mike and Chris Anderson, Kay McCreary, Josh Rudolf, Jack and Betty Brocchini

**Minutes**

Approval of Minutes: May 16, 2020 Board of Directors Meeting

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

**Owner Comments:**

**Reports:**

Management - Claudia Hatfield.

Operating: \$191,966.36

Reserves: \$356,243.55

Building Fund: \$74,771.68

Dues are starting to come in. This is the primary reason the Operating account is higher.

We will move about \$40,000 from the bldg. fund to the reserves as they represent water and sewer hookup fees that are not refundable.

A lot owner had a damaged curb during snow removal. BS determined that it was caused by PVCA and therefore not our responsibility to correct. The owner will need to seek remedy from their snow removal company.

We need to employ a reserve study company to review the status of our reserves. We will employ the Browning Company who performed the study three years ago.

Pine needle dumpsters will be available @ two each on July 10 and on Sept 11 to be paid by Nevada County Fire Division.

Facilities - Brian Silsby

Water Usage for May: 1,178,480 gallons

Total Usage CYTD: 5,987,150 gallons

Sewer for May: 1,465,200 gallons

Average daily: 48,840 gallons

Cal Trans usage for May: 137,800 gallons

Total Usage Measured 2nd quarter: 287,000 gallons

Shop cleanup and the installation of LED lighting is ongoing.

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

The PVCA Entrance shop lot (prior lot 59) has been cleaned and cleared. The area is now ready for a fire department inspection.

On the trackless we took the blower off and put the sweeper unit on.

We ordered new signs for speed bumps and the sewer ponds.

We started road painting speed limits, line markers, speed bumps, water valves.

20 people assisted with the community-wide work day on Sat., June 13. We got a lot of work done.

BS identified places to put dog stations: Juniper & Jeffrey Pine, Juniper & Tamarack Crescent, Conifer & Bristlecone, Tamarack Crescent & Aspen Court.

We will have pine needle dumpsters available on 7/11 and will start chipping when the dumpsters are removed.

President-KH: We have some policies that need revision, i.e. election policy and parking policy.

Treasurer-EL: One of our largest projects this year is the improvement of our water lines.

Secretary-BD: nothing to mention

Communications: talked about Facebook and Will DeHann taking over the website.

Architectural Review Committee: Lot 208 shed plan: Need a color palette approved and a walk-through by an ARC person and BS. Claudia will send the owner a reminder that the walk-through still needs to be done. There are a number of sheds that will need variances.

### **Discussion Items, New Business, Updates**

Water tank permit: JD is handling. Offices are currently closed due to covid-19.

Employee benefits, insurance, housing: We have a new employee, Eddie Roe. We will need to keep this item on the agenda.

Fire Wise plan: Paul Wheeler made a fine presentation about the fire wise plan. He suggested the following items be addressed as soon as possible:

Lot inspections as they relate to burnable fuels

An evacuation plan including a second egress

Educational campaign including material

Additional dumpsters for needles, cones, and leaves

KH said we would have related expenses on the next board meeting. We might be able to move funds from certain categories into a fire-related budget line. We would need an idea as to how much items would cost.

Parking: We discussed different types of material and methods of use for the parking passes. One idea would be to have license plate-type stickers that would be renewed each year. Another idea would be to use numbered cling type passes.

Officers for the year 2020/2021 will be:

President: Kate Helfrich

Treasurer: Eric Lombardi

Secretary: Kayla Woods

**Action Items:** Nothing to discuss.

At 1:03 pm CD moved, KH seconded that the General Board meeting and the Annual Meeting be adjourned until the next General Board Meeting on 7/18/20.

Bob DeHuff

Secretary