

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

Call to order at 9:00 am by Kate Helfrich, President

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

Members Present:

Members on ZOOM Internet & Phone: Brian Gebhart, Mike and Chris Anderson, Kay McCreary, Gail Hildebrand, Barbara Yates, Bill Kenny & Nancy Costello, Mike Downs, Petra Krantz, Will DeHaan

Minutes

Approval of Minutes: June 20, 2020 Board of Directors Meeting

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

Owner Comments: Gail Hildebrand asked about the drainage project going from Bristlecone down Conifer. As soon as trees are removed the ditching and culvert work would start.

Mike Anderson brought up some derelict cars on Conifer. The board is aware and dealing with it.

Mike Downs brought up how to contact board members. We will discuss later.

Reports:

Management - Claudia Hatfield.

Operating: \$317,049.30

Reserves: \$406,243.58

Building Fund: \$24,769.18

We got results from our taxes, the CPA is advising that we move \$58,843 from operating to the reserves. EL moved that we move the funds, CD seconded; motion carried.

Pine needle dumpsters will be available @ two each on Sept 11 to be paid by Nevada County Fire Division. On July 10 we received 20-yard dumpsters instead of 30-yard ones that we received last year. Bill Kenny & Nancy Costello said they would sponsor an additional dumpster.

Nevada County is having a county-wide area test of emergency alerts.

Fireworks were set off on the 4th of July. The lot owner was sent a letter.

There is an issue of better use of the trash dumpsters. We need to fill to the back-don't just put in the front. Cardboard needs to be broken down so it doesn't clog up space. BS will check with the trash company on costs associated with getting an additional dumpster.

We received a thank you note for joining the Donner Summit Association.

Re: winter parking, a gate would be problematic, stickers would be more manageable.

Facilities - Brian Silsby

Water Usage for June: 1,318,377 gallons
Total Usage CYTD: 7,305,527 gallons

Sewer for June: 1,465,200 gallons
Average daily: 48,840 gallons

Cal Trans usage for June: 46,900 gallons
Total Usage Measured 2nd quarter: 333,900 gallons

Shop cleanup and the installation of LED lighting is ongoing.

Work on the deck and rock wall of the PVCA house is ongoing.

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

New signs for speed bumps and the sewer ponds.

Three dog stations have been installed.

Fire extinguisher test has been scheduled for 8/7.

There is a water leak at lot 148. We dug it up and the water has been shut off. We are presently exploring the reason and location.

The replacement of the 260' of the replacement is scheduled to start on 8/1. Will repave after the installation.

President-KH: Decision of Alternate Director and who of the newly elected directors will have a three-year term. Al Faccini offered to be the Alternate Director. Bob DeHuff was chosen to have a three-year term.

Treasurer-EL: A PPP extension was signed by Pres. Trump. Bank of the West is not accepting applications and we need find someone to handle our application. AF said he would get a contact to EL. Discussed the use of a boom lift that we will rent for tree and branch removal.

Secretary-KW: nothing to mention

Communications: Will DeHann is all about taking over the website and is working hard on it. Discussed what would be the best way to communicate with the board members. We will put alerts, notices, and local activities on the site. We discussed advertising and how to handle it. CH will check with the accountant about charging.

Architectural Review Committee: A walk-through of lot 208 is scheduled for 10a on 7/25, EL, CD, BS will do the inspection. Need a copy of the original set of plans. Will need to match our plans with the owner's plans.

A number of members are applying for shed installations.
We are getting a much higher rate of compliance.

Discussion Items, New Business, Updates

Water tank permit: AF is in the process of taking over from Jeff Davenport. Offices have been closed due to covid-19.

Employee benefits, insurance, housing: We have a new employee, Eddie Roe. Doug has quit. Eddie Roe said that there is a person at Teen Challenge that would be available for six months at \$15.00/hour. We decided to pursue this person as an employee. CH will ask about aspects and requirements related to employee insurance and how to implement them. EL will give a name of a person to CH to contact.

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. CD will get quantities and costs to review.

Common Area Cleanup: Next one will be on September 12, 2020.

Lot Maintenance Inspection: Next one will be conducted on 7/25/2020.

Shop Lot (formerly lot 59): PVCA now officially owns the area.

Action Items:

Employee Activity: Eddie Roe has accepted full-time employment with PVCA. We are happy to have him on board. BD moved, EL seconded that we accept Eddie Roe as an employee. Motion carried.

We have the ability to hire another Teen Challenge person for six months. We decided to pursue the employment of that person.

Fire Wise Plan: We plan to spend up to \$500 for info, handouts, publicity. The cost will come from "dumpsters". CD moved, KH seconded that we move the budget dollars. Motion carried. The committee is working with Bill Steward to provide info. to the membership. Will also provide a phone number to call about open fires.

At 11:59 am CD moved, BD seconded to go into Executive Session. Motion carried.

At 1:27pm the board returned from Executive Session.

At 1:27pm CD moved, KH seconded that the Board meeting be adjourned until the next General Board Meeting on 8/15/2020. Motion carried.

Bob DeHuff
Acting Secretary