

Minutes 8-15-2020

Call to order 9:01

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

Members present: Petra Krantz, Mike Downs, Brian Gebhardt, Brennan and Kimberly Elliot, Gail Hildebrand, Chris and Mike Anderson, Bill Kenny, Nancy Costello, Petra Krantz, Nancy Holt, Will Dehan

Approval of Minutes:

July 18, 2020 Board of Directors Meetings

Minutes were reviewed and approved M: RD 2nd: KH, All in favor

Owner Comments on Items not on the Agenda

Petra Krantz asked about power poles/street lamps and how to get one fixed. Brian Gebhardt shared that the light poles have numbers on them and that you can call PGE. Recommended to work with Brian to get it fixed.

Thank you to Petra for coming up with the dog waste stations as a solution.

Question about whether Firewise, or Lot maintenance is checking the back of lots.

Reports:

Management (10 Minutes) CH

Operating: \$449,158.93

Reserves: \$465,090.20

Building: \$24,769.39

Lots of dues have come in.

Chipping in September lot to lot on 9/18

Claudia needs to be able to let people know if there chipping piles contain material not appropriate for the chipper.

Pine needle dumpster on 8-18 (1 dumpster) and again on 9-18 (2 dumpsters).

The reserve study is in the works.

Facilities Supervisor (10 Minutes) BS

See attached work order sheet for flow numbers and work order list.

Work Orders-update

Fire extinguisher testing will need to be considered in the budget.

We are asking everyone to conserve water. Brian and crew are seeing a lot of people with sprinklers that are watering rocks.

Thank you to Terry Stigall for scarifying the sewer pond.

Tring hard to get leaks under control.

New leak Lot 99 – Owner's side

Lot 224 – owner's side.

President-KH Nothing to Report

Treasurer-EL Nothing to Report

Secretary-KW

ARC-EL/CD/AFD

Lot 208 shed Approved

Lot 119 shed variance approved by vote – M:EL, 2nd: CD, All in favor.

Communications-KW/WD

Facebook/Website

Discussion Items-New Business, Updates, Committees

Speeding in the association

Much concern has been expressed on social media about speeding. Discussion ensued. Brian recommends undulations. Brian will check on the price with the paving company, and will determine where they should go.

Boom lift

Members will be able to hire the boom lift that was rented for tree removal to help with limbing and other projects. Contact Claudia or Brian. The charge is \$65 per hour. \$40 is to reimburse the cost of the lift, \$25 is for the labor.

Bristlecone/Conifer drainage project/driveways

The drainage project on Conifer is temporarily halted. An anonymous member called the county and now the county is investigating whether permits are necessary. In the past permits have not been necessary for this type of work. New rules around the installation of culverts that need to be able to support the weight of a fire truck. It is disappointing that this was done anonymously as the project was intended to alleviate flooding for those who live in that area. The project cannot move forward until the permitting question is resolved. This may mean that the drainage part of the project – which was the purpose of the project – will not happen until summer 2021.

Common Area Cleanup-annual, 2nd Sat. Sept.

Parking/CD

Craig has investigated new parking placards for everyone. The intention is to issue new, more durable, and permanent placards that will have an annual sticker on them. These placards will replace multiple years of cardboard placards that have been issued. The purpose is to begin to get the parking situation under control, particularly at the unit 6 parking lot. The cost of the placards will be approximately \$1000 including stickers, depending on which one and whether it is printed on both sides. Placards will be printed with a minimum of the lot number for each lot. The board will likely vote on this in the next month or 2.

A reminder that common parking areas are for temporary guest parking and are not for daily use by members. There is a 72 hour limit and cars that are re-parked within that time can be towed.

Next month the board will revisit the parking policy. Trucks with trailers will no longer be able to park as one vehicle – they will be required to unhitch and have 2 placard – one for the truck and one for the trailer.

Brian will look into painting parking spaces so that everyone is aware of where parking is permitted.

Lot Maintenance inspection

Lots of lots with brush that needs to be cleared for fire safety.

One derelict hot tub that needs to be removed

Derelict vehicles that need to be removed.

Snowmobiles need to be appropriately stored and covered during the summer.

Database for website

Will DeHaan was invited to speak on the process of choosing software to automate various administrative tasks. We do not currently have a database of member information that can be easily shared between The GM (Claudia), The Facilities Manager (Brian), and the board. This has slowed down work on a number of projects. Will has been working with Kate to sift through possibilities and come up with recommendations to the board. The board will weigh in on what features might be useful. “SaaS” (software as a service) for HOA’s come in many sizes and with many features. Some features that may be useful to Pla-Vada include a member directory, a member database (the eventual goal will be to have members be able to access this), a property database, a pay online system, an integrated website, ARC tracking, and Board business tracking along with countless others.

The price is negotiable once the software is chosen and ranges from \$30 to \$250 per month. The goal is to use the.

The board agreed to give Will DeHaan temporary access to member info in order to get this project up and running. M: CD, 2nd: Rd, All in favor.

Review Budget

The board agreed to review the budget on a quarterly basis in March. The purpose is to identify line items that are not being used and move funds accordingly. The board voted to amend the budget as follows:

\$5000 from Legal fees, \$5000 from maintenance yard improvements, and \$6500 from Major Water Repairs, to go to road repair. Road repair includes the new waterline at the top of the bridge. We will be able to pay for the new waterline with operating funds instead of from reserves.

\$10,000 from one maintenance part time asst. to Consulting fees. The consulting fees line is used to pay the Teen Challenge folks when they are hired seasonally.

VI. Action Items

Water line project

The water line project will not exceed \$60,000 per the board vote M; EL, 2nd: RD, All in favor.

Executive Session

Lot 208 walk through

Adjournment

Director Responsibility:

Roads: EL

Water: AF

Architecture: CD/EL

Sewer: AF

Communications: KW

Maintenance/Operation Liaison: EL/BD

Possible future meeting dates: 9/19, 10/17, 11/21, 12/19, 1/16, 2/20, 3/20, 4/17, 5/15, 6/26