

**PLA-VADA COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING**  
**5:30 p.m. Thursday, March 18, 2021**

**BOARD MEETING MINUTES**

- I. Call to order
- II. Board Present
  - a. Bob Dehuff, Kate Helfrich, Craig Doty, Al Faccini, Kayla Woods
- III. Members Present
  - a. Brian Gebhart, Erik Boone, K Kalin, Bill and Nancy Costello, Petra Krantz, Roxanne Schilling, Bruce and Betty Fraser, Mike and Chris Anderson,
- IV. Approval of Minutes:
  - a. Feb. 18, 2021 Board of Directors Meetings
  - b. March 10, 2021 Special Board Meeting
- V. Owner Comments on Items not on the Agenda
  - a. Brian Gebhart- comment about head on collision- recommends statement, additional signage and fine. Recommends campaign or letter letting people know what we are dealing with in the winter time.
    - i. CD- we have reverse speed bumps in the works and have invested in more signage. The person who was involved in the accidents was a guest.
    - ii. Discussion continues, Board recommends more signage.
    - iii. BS recommends seasonal signs and can have them up in a few days.
    - iv. KH- letter, Facebook notice, and signs for Brian to install.
  - b. Bill Costello- Can it be required by a bylaw, that if a member is going to short term rent their home, they need to disclose it to Plavada. In Tahoe Donner you need to register in order to have a short-term rental.
    - i. KH- this is something we can do. We just need to add it to the agenda so that we can vote on it and amend the bylaws.
- VI. Reports:
  - a. Operations Management (20 Minutes) BS
    - i. Operating
      - 1. \$435,197.40
    - ii. Construction Account
      - 1. \$70,710.03
    - iii. Reserves
      - 1. \$304,420.03
    - iv. The car towed- were friends of renters. Car is back now with a parking pass. Sent invoice to homeowner. Will give them 30 days, then registered letter, then it will go onto the assessment.
    - v. Water Usage
      - 1. 1,186,270/YTD 2,438,270
      - 2. Well 3, Well 4, Well 5, Daily Average, Caltrans usage 112,600, YTD 298,200
    - vi. Sewer Inflows
      - 1. 571,800 / 20,421 Daily Average
    - vii. Work Orders-update
      - 1. See attached.
    - viii. Sewage Back up- was able to clear it with no issues
    - ix. KH- All equipment is used per commercial state standards and all requirements for any sewage district. All procedures are followed per state requirements with commercial grade equipment.
  - b. President-KH nothing to report
  - c. Treasurer-EL nothing present
  - d. Secretary-KW nothing to report
  - e. ARC-EL/CD/AFD nothing to report

f. Communications-KW nothing to report

i. Website

VII. Discussion Items-New Business, Updates, Committees

a. Election- starts 30 days earlier due to new regulations. We have our new election policy in place. Notice went out this week for people to submit nominations. Need to submit name by April 13<sup>th</sup>. On April 15<sup>th</sup> we need to send out a pre-election notice telling people who will be on the ballots and when they will get to them. In May we send out the ballots and in June we count the ballots. Two positions are open, Kayla and Craig's position.

i. Self-nomination- Is due by 13<sup>th</sup> of April

ii. Positions available- Two positions available

b. Capital Improvement Plan – cost not to exceed \$23,000. Proposal will have an interactive map that shows where new lateral lines are, where meters are etc. Works in conjunction with county map. Will have proposal to us by mid-May. So hopefully we can vote on a plan for the summer in our June meeting.

i. AF- Need Capital Improvement plan for roads and sewer as well.

1. KH we should stick to our priorities for this year and work on sewer or roads next year.

**ii. Need to vote if we would like to accept the proposal and will have plan by May.**

**1. BD Moves, CD seconds, motion carried.**

c. Loan update if available

i. PPP has been approved \$32,500 which is 2.5 or 10 weeks of payroll

ii. EIDL loan has also been approved, \$149,900. This loan is not forgivable. Need to put into a separate account.

d. Waterline/Capital improvement plan

e. House repairs

i. KH- Al and Brian are going to meet on Saturday to discuss changes. KH asked AF to take lead on it

ii. Future board meeting dates and day of week

1. Thursday and Fridays are bad for Eric

2. Tuesdays are the best day for Eric.

3. KH recommends alternating

4. Board decides to alternate

**a. April 17<sup>th</sup> Saturday 9:00 am (reg and exec)**

**b. May 18<sup>th</sup> (reg) and 25<sup>th</sup> 5:30pm (exec) Tuesday nights**

**c. June 19<sup>th</sup> Saturday 9:00 am (Annual meeting- reg, annual, exec)**

VIII. Action Items

a. PPP Loan

**i. Vote to accept the PPP loan.**

**1. EL moves, CD seconds, motion carried.**

**ii. Vote to open Separate bank account for PPP Loan**

**1. CD moves, EL seconds, motion carried.**

**iii. Vote to have Bob approved to sign on PPP loan if needed.**

**1. AL motions, CD seconds, motion carried**

**b. Vote to put EIDL loan into a separate account**

**i. EL moves, CD seconds, motion carried.**

IX. Motion to move to executive session 7:08pm

a. AF moves, KH seconds, motion carried.

VII Executive Session (Thursday 3/25/21)

b. insurance claim

c. delinquent accounts

VIII. Adjournment

**Director Responsibility:**

Roads: EL  
Sewer: AF

Water: AF  
Communications: KW

Architecture: CD/EL  
Maintenance/Operation Liaison: EL/BD