

Dollar Point Association
Annual Homeowners Meeting
July 30, 2011
Upper Recreation Lawn Area
Draft Minutes

Call Meeting to Order

President Anita Ormsby called the annual homeowners meeting to order at 4:13 p.m. It was determined that a quorum of the membership was present in person or by proxy. Directors present were Anita Ormsby, Lud Spolyar, Bard Wilmar, Harry Dolden, and Lynn Thompson. Directors absent were Andy Schaefer and Steve Snow. Others present and introduced were Debbie Wolf, Office Manager; Bill Poulton, Maintenance Contractor; and Nathan Conrad Forrest, Recreation Supervisor. Debbie will take the minutes of the meeting.

Approval of Minutes

On motion duly made and seconded, the homeowners of the Association unanimously approved the Annual Homeowners Meeting minutes of July 31, 2010 as earlier distributed to the Dollar Point Association.

President's Report/Committee Reports

Anita Ormsby introduced and thanked everyone on the Board and the new recreation staff. She reported that the Association is no longer using an outside management company. There was a late start due to winter weather this year but Nathan and his assistant, Cara, have done a great job with managing the recreation facilities along with their staff. Bill Poulton has also done a great job as the new maintenance contractor. She explained that the management of the Association has been taken in-house and Debbie Wolf has been retained to run the business office. Peak Landscape will continue to maintain the landscaping of the facilities.

Lud Spolyar spoke about the in-house management. He stated that it has been a “learning curve” for Board members and new employees. As a new management operation, the Association has had to meet State, County, Federal and professional codes and requirements. An Association business office has been established at the Dollar Hill Professional Building. He reported that new pool heaters have been purchased as well as a storage shed to house maintenance and pool supplies. The pool heaters have been brought up to current standards and codes. An email blast has been established, and he encouraged all members to supply email addresses to the business office to stay current on any Association or general news.

Lynn Thompson reported that a putting green has been installed as a new amenity for adults and children at the pool area. Intelliturf installed the biodegradable surface, and she encouraged the members to get out and hit some balls. Whiffle balls will be provided for the children.

Harry Dolden presented the report regarding becoming an employer provided by Andy Schaefer:

Becoming an employer this year has meant, among other things, having several documents in place at the time of hiring in May, none of which we had at the time we decided on having our own employees. Creating the documents was a very time consuming task taking many hours and

needing great focus by many Board members. First among these is our comprehensive employee manual, which covers all aspects of employment from various standard issues such as equal opportunity, employee records, and substance abuse as well as issues particular to Dollar Point, some important, some mundane, such as cell phone use, computer use, and our non-smoking policy. We also have made sure the manual is in compliance with state labor laws and regulations, specifically the requirements of the state's Industrial Welfare Commission concerning wages, hours, and overtime pay.

Other state labor law requirements include posting various notices to ensure employees are aware of their rights, responsibilities, and access to state agencies, which can provide assistance to employees. Finally, we have created the necessary programs to comply with the requirements of Cal/OSHA, including an Injury and Illness Prevention Program, Heat Illness Prevention Program, and a Hazard Communication Program. The programs require training of employees and an ongoing awareness of potential problems with employee safety and health. Our Recreation Supervisor has been instrumental in helping to create and implement the Cal/OSHA related programs, and I thank him for his willingness, enthusiasm and assistance.

Of course, these documents mean little without implementation and the cooperation of all employees. We have been very fortunate in having that cooperation.

Treasurer's Report

Harry reported that the Association currently has over \$800,000 in the various bank accounts. All members have paid their annual dues. Debbie does the daily bookkeeping in-house and McClintock Accountancy has been performing quarterly reviews. An outside bookkeeper has been retained for payroll operation. A review of the 2010 Financial Report was distributed to the Association previously, and he reported that the Association's finances remain sound. Also, a Reserve Study has been completed to identify major components which the Association is obligated to repair, replace, restore or maintain. Based on the 30-year cash flow projection, the Association reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

On motion duly made and seconded, the homeowners of the Association unanimously approved the 2010 financial report as presented.

Beach & Pier Report

Bard Wilmar presented the Beach and Pier Report provided by Steve Snow:

Kayaks: Everyone who has requested a kayak storage space has received one. For the first time, there will be no winter storage available for kayaks. All kayaks must be off the beach/racks by November 15, 2011. The reason is that the kayak racks have been damaged by boats during winter storage. The racks are not designed to support the weight of both snow, water filled kayaks and the kayaks themselves. Further, the strong winter winds cause many kayaks to blow off the racks and in some cases cause further damage. Also, this summer some of the racks have been broken due to people stepping/climbing on them, so please do not climb on them.

We are working on a rack assignment process to better serve members with special needs. We are also aware that many kayaks exceed the present size limitations, although those requirements are being re-evaluated. The racks are not designed for kayaks beyond a certain size. Members whose boats do not meet the size limitations on the application form are in the process of being notified. We also have a limitation of the number of boats we allow stored on the beach. Boats that are left without a permit from the Association are first tagged and if not removed within a few days are then removed by the Association. Larger kayaks and boats may apply for one of the limited number of beach storage spaces provided they do not exceed the size limitations for that location.

Buoys: The lottery for buoys went very smoothly this year because of all the great work by Debbie. Everyone got their first pick and almost everyone got their second request as well, with only a few members on a small waiting list. As was the case last year, the people on the waiting list (your neighbors) can be accommodated by people turning in their unused buoy time if you will not be using your buoy for one week or more. Please notify the office at least one week in advance of making the buoy available.

Pier and Beach: Generally, all is going very well. Thank you all very much for your patience and cooperation. Should you ever have any questions regarding the pier or beach, please feel free to contact me, or the office.

You will notice that our fences at the beach have been cut back to the high water mark. We were requested to do so by State Lands as a condition of renewal of our pier and buoy licenses. A State Supreme Court ruling many years ago gives the public access rights between high and low water on the California coast and waterways. It is only this year that we received a request to remove our fences, and we immediately agreed with State Lands that we would do so.

Please remember NO GLASS OR DOGS are to be on the pier or beach. You may take your pet directly to and from your boat along the pathway and pier. Don't forget the sunscreen and have a great summer!

Tennis Committee Report

Joan Peterson presented the DPA Tennis Report:

After a slow start due to heavy winter and spring snows, the tennis season at Dollar Point is in full swing. The upper and lower courts are in fine condition. There are opportunities for recreational, social and competitive play. For those wanting to improve their games, Tennis Pro Greg Felich and his assistant, Alan Foster, are available for private lessons and clinics.

Also, the tennis committee has been considering new ways to keep tennis interest strong. One of those begins next week, and is being coordinated by the committee. That is drop-in doubles play. Women's doubles will be on Mondays from 3:00 until 5:00 at the upper courts. For men, the drop-in play will be on Tuesdays from 4:00 until 6:00. Those events are without charge. Please come out to enjoy playing with other Dollar Point tennis enthusiasts and meet new playing partners.

Other fun upcoming events are a combination tennis-bocce tournament on Friday, August 5th and a Margarita mixer doubles round robin with dinner on Friday, August 12th. You may get more information and sign up for those events at the recreation office.

If you have any questions or suggestions to further enhance the tennis program, please contact any of the tennis committee members. They are Dean Headley, Carol Peters, Kelsey Ferris, Laura Bozzio, Joan and Bruce Peterson, and Carol and Ken Ogren.

Landscape Committee Report

Lud presented the Landscape Committee Report provided by Sky Richardson:

The landscape work this year consisted of improving the irrigation equipment, changing irrigation zones by separating shrubs and lawn coverage and top dressing the lawn at the pool and beach. Each year these improvements contribute to a more presentable and attractive project. Our landscape contractor has taken a personal interest in improving our property and making it look better. Peak Landscaping has been great to work with.

This fall we will be experimenting with native plant material in the entry to the property off of Highway 28. As you may or may not know, we do not have water to those areas. No major projects are required in the near future. All our effort is to maintain and improve the existing landscaping.

If you have any questions or concerns about landscaping, please contact Sky Richardson or Nancy Hardesty.

Election of Members to the Board of Directors

Anita introduced the incumbents running for re-election. It is a non-contested election this year.

New Business

Mickey Luckoff expressed concern about vehicles speeding down Observation Drive and asked if the Association could use their influence to possibly have stop signs or speed bumps put in place. Anita suggested getting the license number of the speeding vehicle and reporting it to the authorities. Pete Newell mentioned a rubber speed bump be put in place. He said that Sky Richardson has said it would be very effective. Bard said that the Association has only so much influence with the County.

Nancy Hardesty gave three cheers to Debbie Wolf for all the work she has done to help the Association establish in-house management practices.

Mickey also discussed the bear problem in the subdivision. In walking along Edgewater, he has noticed unlocked bear boxes. He encouraged everyone to lock your bear boxes.

Dick Randall thanked the members of the Board for all their hard work and success in bringing the management of the Association in-house.

Anita and Bard reported that they will be termed out next year and will need more directors on the Board. They also encouraged any members interested in serving on various committees to do so.

Adjournment

With no further business to come before the Board at the Annual Homeowners Meeting, the meeting adjourned at 4:45 p.m.