

Dollar Point Association
Annual Homeowners Meeting
July 28, 2012
Upper Recreation Lawn Area
Final Minutes

Call Meeting to Order

President Anita Ormsby called the annual homeowners meeting to order at 4:15 PM. It was determined that a quorum of the membership was present in person or by proxy. Directors present were Anita Ormsby, Lud Spolyar, Andy Schaefer, Lynn Thompson, Harry Dolden, and Steve Snow. Director absent was Bard Wilmar. Others present and acknowledged were Debbie Wolf, Office Manager; Bill Poulton, Maintenance Contractor; and Kerry Bannon, Recreation Supervisor. Debbie will take the minutes of the meeting.

Approval of Minutes

Discussion was had regarding the July 30, 2011 minutes. Bob Smith mentioned that dogs are only allowed on the beach when taken from cars to the boats and would like it incorporated into the beach rules. Steve Snow explained that it can't be enforced below the high water mark. It will be added to the minutes under the Beach & Pier Report, but signage will remain the same.

On motion duly made and seconded, the homeowners of the Association unanimously approved the Annual Homeowners Meeting minutes of July 30, 2011 as amended.

Presentation by Ann Bryant

Ann Bryant, representative for the Bear League, introduced herself and addressed the bear situation in Dollar Point. She explained that there are resident bears living in the area. They have learned how to open car door handles and open windows. If they can smell food, they will attempt to enter your home. She encouraged everyone to be proactive and make the bears afraid of you by making yourself big, make noise and chase them, and be the dominant grizzly bear. She assured everyone that they are easy to scare off. Ann explained that once a bear enters a home and finds food, they will most likely return. She recommended purchasing an electric fence that is 100% effective in deterring the bears. Tahoe Bear Busters and Tahoe Bear Electric Fence are two companies that provide the fencing. Pamphlets with suggestions and direction from the Bear League were left at the meeting.

North Tahoe Fire Department Report

Jim Mumbert, DPA member and defensible space inspector for the NTFD introduced himself. He reported that Cal Fire will be coming through the area in the near future to inspect properties. The chipping program has been curtailed at this time. He encouraged everyone to provide defensible space around their homes. There is a lot of manzanita in the area, and that will be their main focus along with horizontal ground cover. Jim provided handouts regarding defensible space.

President's Report/Committee Reports

Anita Ormsby introduced and thanked everyone on the Board and the new recreation staff. She thanked Bard Wilmar in his absence for being a dedicated Board member for many years.

Pool Committee Report

Carol Wilmar expressed her gratitude to Kerry Bannon, Recreation Supervisor, and her assistant Carrie DeMange for doing a great job with hiring and managing a wonderful staff this year. All events and pool activities have gone very well. She mentioned that water aerobics is still being held on Monday, Wednesday and Friday from 8:30 AM – 9:15 AM, and encouraged anyone interested to sign up.

Landscape Committee Report

Sky Richardson thanked Brian Connors of Peak Landscape for doing an excellent job the past three years on the landscaping at Dollar Point. He reported that new landscaping was installed at the pool area where large trees were removed due to their roots lifting up the concrete. The shuffle and bocce courts were capped with trek material. Also, extensive pruning was done at the beach.

Treasurer's Report

Andy Schaefer reported that last winter the membership was given the Pro Forma Budget for 2012. All members have paid their dues ensuring the projected income for the budget is available. As for the Association's expenses, he reported that we are staying within the overall spending parameters established in that budget projection.

Based on the Reserve Study completed in 2011 to identify and schedule replacement of the Association's major assets, the Replacement Reserve Account appears adequately funded now and in future years based on a 30-year cash flow projection. That being said, in order to maintain the adequate funding level, he explained that the Reserve Study calls for an annual increase of 1.5% in the amount set aside for the Reserve Account beginning next year. However, currently it appears no dues increase will be necessary next year to accommodate the Replacement Reserve Account increase, since we are controlling costs in the operating budget reasonably well.

The review of the 2011 Financial Report of the Association's finances prepared by McClintock Accountancy was distributed earlier to the membership and the report shows the Association's finances remain sound. Our three accounts, one for operating expenses, one for replacement expenses, and one for new capital projects, all currently are sufficiently funded.

On motion duly made and seconded, the homeowners of the Association unanimously approved the 2011 financial report as presented.

Beach & Pier Report

Steve Snow reported that there are 108 rack spaces for kayaks and also standup paddleboards. He acknowledged that the 4th and 5th higher spaces are difficult to access, and members who are assigned to these spaces may see an empty space that is lower, but that doesn't mean it is available. Everybody has been accommodated with a rack space who applied and storage is at its full capacity. There is limited space on the beach for larger canoes and boats. These boats must go through the application process same as the rack storage, and boats cannot be left unattended for any length of time or will be subject to removal by the Association.

Debbie Metcalf asked why the kayaks need to be removed for the winter as traditionally they were allowed to store them through the winter at the beach. Steve explained that last winter some racks broke due to heavy storms, and in order to do maintenance on the racks each year, members will be required to remove all boats on the racks and on the beach by November 15th for the winter season.

The lottery for buoys went very smoothly again this year. Everyone got their first choice in the lottery process 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, your neighbors on the waiting list 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.

Steve explained that there will be changes to the pier in the near future. The current design is under review and several ideas for improvement are in place. The buoy fees were increased this year and the additional money is being set aside for future improvements.

Entry Lights on Dollar Drive

Lud Spolyar reported that Placer County snow removal wiped out one of the lamps at the entryway. This particular lamp design is no longer available. He explained that the lights will need to be re-wired. The wiring was inside the cement walls and not grounded. Repair will be done within the next few weeks.

Tennis Committee Report

Lynn Thompson explained that she and Dean Headley spoke briefly and he reported that the tennis program is going very well. Dean is very pleased with the maintenance of the courts. She encouraged anyone with any questions or suggestions to further enhance the tennis program to contact any of the tennis committee members. They are Dean Headley, Lynn Thompson, Carol Peters, Kelsey Ferris, Laura Bozzio, Joan and Bruce Peterson, and Carol and Ken Ogren.

New Business

Sky Richardson reported on the traffic study he and Mickey Luckoff have been involved in over the past year. He explained that they met with Capt. Tim Malone with Placer County. They had a petition of 21 signatures sent to the County in Auburn and the County will make a decision to do an engineering traffic study. Sky explained that it is a long drawn out process but he hopes it moves forward to the next step. John Kelly asked what type of equipment would be used, and Sky described several options, one being a type of speed bump. They are looking at placement on Observation Drive down to Edgewater Drive.

Steve Snow commented that there has been vandalism at the beach and pier resulting in costly damage. He explained that a new ladder was placed on the swim platform and every step was broken off on the sides after three days. A few boats had items stolen on them, and kayak arms were also broken. He encouraged everyone to report any vandalism on Association property, as well as speeding, etc., and to challenge those violators.

Janet Norcott expressed concern of solicitors going to Dollar Point homes selling magazine subscriptions. She wanted homeowners to be aware of possible problems.

Neil Bonke complimented the Board on doing a great job this year. He also asked the Board to act on the homeowners' behalf to contact Dept. of Public Works to encourage them to resurface the streets of the Dollar Point subdivision.

Mrs. Bonke requested signage on Edgewater Drive to inform renters of the leash laws for dogs and to make sure they comply with the leash law. The Board informed her that signs can only be placed on Association property.

Election of Members to the Board of Directors

Anita introduced the members running for election. Lud Spolyar, incumbent, was re-elected for a two-year term, and Mitch Packard and Doug Greenwood were elected to the Board for a two-year term. Anita welcomed Mitch and Doug to the Board.

Lud thanked Bard and Anita for doing a great job on the Board over the past several years.

Adjournment

With no further business to come before the Board at the Annual Homeowners Meeting, the meeting adjourned at 5:07 PM.