

Dollar Point Association

Annual General Meeting

July 26, 2014

Upper Recreation Lawn Area

Final Minutes

Call Meeting to Order

President Mitch Packard called the Annual General Meeting to order at 4:15 PM. A quorum of the membership was present in person or by proxy. All directors were present: Mitch Packard, Lynn Thompson, Pat Cala, Steve Snow, Doug Greenwood, Carol Wilmar, and Steve Owles. Also present were Dean Headley, the Association's Legal Counsel; and Debbie Wolf, Office Manager, who took the minutes.

Approval of Minutes

On motion duly made and seconded, the Members of the Association unanimously approved the Annual General Meeting minutes of July 27, 2013 as presented.

President's Report

President Mitch Packard introduced himself. He has been a member of the DPA for 10+ years. He discussed the permanent speed bumps on Observation Drive as a success for slowing traffic in both directions up and down the hill. He thanked Mickey Luckoff, Sky Richardson, and Anita Ormsby for heading the committee on this project. He also thanked Sky Richardson for working with Peak Landscape who is doing a beautiful job on the landscaping of the recreation facilities.

Mitch announced that Placer County will begin work in mid-August to replace the fence on Highway 28 from Chinquapin to 7-11. This will affect homeowners on upper Observation Drive and Observation Court. This project may take up to five weeks to complete.

Mitch introduced the other directors and thanked them for their hard work on the Board: Lynn Thompson, Vice-President; Pat Cala, Treasurer; Doug Greenwood, Secretary; Steve Owles, Steve Snow, and Carol Wilmar. He thanked the recreation staff at the pool and beach for a great summer; Debbie Wolf, Office Manager, for her notable work in managing the main office and all the projects that come up each year for the Association. He thanked Dean Headley, Legal Counsel, and past president, Andy Schaefer, for all their time and effort working on the Bylaws Committee with Lynn Thompson, Vice-President.

Proposed Amended Bylaws

Mitch explained that the proposed amendments to the Bylaws have been a two-year project to improve formatting, conform to California Corporation Code requirements, clarify a few provisions, and enhance operational procedures. A few changes were presented and approved last year, and additional changes will be voted on today.

Mary Lynn Willis expressed her concern about the controversy and confusion regarding an "Anti-Bylaw" letter sent to many homeowners in opposition to the Bylaws. She did not receive the letter and questioned where the mailing list came from if it was not provided by the Association. She would prefer her address not be used in the future for any information that is not sanctioned by the Board. Carol Wilmar responded that another mailing list was utilized for that mailing. Mary Lynn Willis said there should be only one official list. Mitch explained that the letter opposing the Bylaws was not shared with the Board before it was mailed; therefore it was unauthorized by the Board. When the Board was made aware of it, a letter was then needed

to be sent to the association members from the Board to clarify the Board's position regarding the two Bylaw provisions in dispute in order to help the members make an informed decision. Doug Greenwood added that the member directory has been shut down from the website because it was being used to solicit business from members.

A few proposed amendments were questioned, and Mitch clarified each one. Dean Headley and Kerry Bannon will count the votes and announce the results of the proposed amendments to the Bylaws at the end of the meeting.

Review of 2013 Financial Report

Mitch stated that the 2013 Financial Report of the Association's finances prepared by McClintock Accountancy was distributed earlier to the membership in the annual meeting packet, and the report shows the Association's finances remain sound. The report was duly noted by the membership.

Nominating Committee Report

Pat Cala thanked the two candidates who responded to the email blast – Debbie Nicholson and Peter Newell. She introduced Pete Newell, but unfortunately Debbie Nicholson could not be here today as she had a prior commitment. The other two candidates are incumbent directors – Mitch Packard and Carol Wilmar. There is no contention. Election results will be announced after the meeting. She encouraged members to consider volunteering next year when an email blast is sent out asking for candidates.

Beach & Pier Report

Steve Snow asked everybody to respect and not be rude to the staff. The Board is considering a new rule to address any member who is rude to the staff, and their use of the facilities may be put in question. There have been reports in the past of homeowners being upset that pier attendants were not available to help them upon their return to the pier during bad weather conditions. He emphasized that pier attendants are only available if weather is permitting, and will not be available when conditions are not safe such as during lightning and thunderstorms. We follow the red flag warnings placed by the Coast Guard. He encouraged boaters to plan ahead when storms are predicted or the water is rough and choppy. He reported that a new dinghy was purchased this year for boaters' use in rowing to and from their boats in the buoy field. He warned that the water is very low this year so asked everyone to please be aware of swimmers in the water and large rocks.

He discussed that a lot of improvements have been done on the pier including new cat walks. A new depth gauge has been placed at the end of the pier. The walkway has been repaired, resealed and enforced with steel border. Also, the retaining wall was repaired and reinforced. He mentioned that Matt Daniels, who did all the work at the pier and beach, is a member of one of the oldest families in Tahoe City. Matt also offers snow removal service.

Two paddleboard racks were put in place this year to accommodate 40 paddleboards. We hope not to have to hold a lottery for these in the future, but 48 applications were received and there is an active wait list for both paddleboards and kayak storage. He explained that when applying for a buoy or rack storage space, an accurate description of the watercraft including exact length is necessary and required. Steve asked for a show of hands from members who did not apply for rack storage this year, but would like to apply for rack storage next year, and approximately 12 members were interested in kayak storage and approximately 17 members for paddleboards. He thanked Debbie Wolf for doing a great job with the buoy and rack storage space assignments.

Lastly, Steve asked everyone not to prop the beach gate open with rocks. The cost to repair the hydraulic closure is \$800.00 - \$1,000.00 each year due to this problem.

Lynn Wilson stated that she loves the new dock and this was her first year with a buoy assignment. Steve asked that anyone who is not going to use their buoy or storage rack to inform Debbie so that she can contact someone to accommodate on the wait list.

Harold Bonnett stated that the new pier is beautiful but expressed concern of the liability with swimmers in the area when boats come into the dock.

Pool & Social Committee Report

Carol Wilmar reported that she is delighted that this summer has been as good if not better than last year. Kerry Bannon and Jesse Chaney received lots of compliments for their high quality staff. All events and pool activities went very well. The Wednesday night pot luck did not take off as well this year as in the past, so she encouraged members to attend. The Fourth of July Carnival with the new sound system was enjoyed by all and the Bounce House was a big hit as always with the kids. The Art & Wine evening was very successful and the staff helped contribute to its success. She thanked Paul and Deb Selak, caterers, for providing the wonderful tasty treats. Water aerobics had more participants this summer. She reported that the pool will need resurfacing next year to include the installation of a handicap lift.

Carol Ogren asked the Board to reconsider purchasing an ice machine for the pool and upper tennis courts. Mitch explained that this expenditure has been considered in the past but was not approved by the Board because it was not cost effective.

Defensible Space

Lynn Thompson asked Lud Spolyar to talk about the chipping dates. Lud reported that he talked to the North Tahoe Fire Department and there will be a chipping program available in Dollar Point August 10-16 and again September 14-20. Call 530-583-6911 if you are interested in this program. Lud also has copies of the chipping dates with him.

Lynn thanked the members who have been clearing their properties of underbrush and, specifically, the manzanita which is highly flammable. She said there is more to do and there are many resources available to all of us at the TRPA and North Tahoe Fire District websites. Lynn asked the members to pick up the informational flyers available at the check-in desk. Lynn also has fliers with her and will be happy to talk about defensible space with you after the meeting.

Treasurer's Report

Pat Cala reported that she has enjoyed working with the Board of Directors this year in overseeing the management of the 2014 budget. Our operating budget is balanced and should continue to be for the rest of the year. From our capital account this year, we were able to complete the pier project and install permanent speed bumps on Observation Drive. From our replacement account we completed the repair work on the beach path, constructed a new retaining wall, replaced the dinghy and beach toilets, and repaired and resurfaced the upper tennis courts.

The Reserve Study is currently being updated so that we can plan improvements for next year. All of this financial information will be available in the fall/winter newsletter along with the proposed budget for 2015. She encouraged everyone to take the time to review it.

Tennis Committee Report

Mitch reported that the tennis program continues to run smoothly with Tennis Pro Greg Felich and his assistant Alan Foster. He noted that this is Greg's 35th year as Tennis Pro with Dollar Point. The upper tennis courts were resurfaced this year and the lower courts had cracks repaired. He asked everybody to respect the new courts with the proper shoes, etc. The courts are for tennis play only.

Other Business

Mark Johnson, homeowner at 153 Marlette, expressed concern that his home is surrounded by rental properties. He discussed two homes in particular (151 Marlette and 156 Mammoth) where there are always multiple renters staying at one property who leave garbage out and the bears get into it. Also, there is a hot tub on one of the properties that is 40 ft. from his bedroom, and at one time he counted 14 people in the hot tub. His main concern is that property owners do not control who or how many people they rent their homes to, and do not monitor their activities as to how they affect the neighboring properties with loud noise and parties. He would like the Association to impose pressure and/or penalties to these homeowners who rent their properties to a large number of people. Mitch explained that the Association is not a CID, and the only penalty we could assess is cancellation of the recreation access gate cards. He suggested calling the Sheriff's office to report loud noise after 10:00 PM. Dean Headley commented that the Association has no authority over rental properties. Mark asked the members of the Association to ban together to stop this. He will take action himself and contact the homeowners of these neighboring properties.

Jack Wittmier, homeowner at 56 Tahoma, reported that in his daily walks in the neighborhood, he has noticed a number of fir trees dying from the top. He contacted an arborist and was told that the bark beetle is attacking the firs. The best remedy is to remove the affected trees. Another homeowner explained that in order to prevent the loss of the trees from the bark beetle is to water the trees once a month slowly for half a day. Unfortunately with the drought conditions, this is difficult to accomplish, and also a problem for homeowners who do not monitor the condition full-time.

Helen White commented that the bus stop hut by the Dollar Point entrance is an eyesore compared to the new one placed across the street, and asked if the Association could have some clout in getting it upgraded. Mitch suggested that she contact Placer County with her request.

Bard Wilmar expressed his gratitude to Steve Snow for all the work he has done in getting the pier improvements completed and for his time spent on the Board.

Lynn Thompson thanked Mitch for a great job done as President of the Board. Mitch thanked Doug Greenwood for his time on the Board and explained that Doug will continue to serve on the IT Committee. Doug asked for other members to volunteer to serve on this committee.

Election Results

Dean Headley reported that there were four names on the ballot, and the elected directors are Pete Newell and Debbie Nicholson; and Mitch Packard and Carol Wilmar, incumbents. The proposed amendments to the Bylaws passed with 116 yes votes to 45 noes.

Adjournment

With no further business to come before the Board, the meeting adjourned at 5:30 PM.