

# **Dollar Point Association**

Annual General Meeting

July 27, 2015

Upper Recreation Lawn Area

## **Final Minutes**

### **Call Meeting to Order**

President Mitch Packard called the Annual General Meeting to order at 4:20 PM. A quorum of the membership was present in person or by proxy. Board members present were Mitch Packard, Steve Owles, Pat Cala, Debbie Nicholson, Carol Wilmar, and Peter Newell. Board member absent was Lynn Thompson. Also present were Dean Headley, the Association's Legal Counsel; Debbie Wolf, Association Manager, who took the minutes; and two representatives from the League to Save Lake Tahoe.

### **Approval of Minutes**

On motion duly made and seconded, the Members of the Association unanimously approved the Annual General Meeting minutes of July 26, 2014 with one correction noted.

### **President's Report**

President Mitch Packard announced that Steve Kastan was engaged to be Inspector of Elections this year. Mitch asked everyone to preserve the secret ballot by not removing the ballot from the upper sheet. All ballots will be counted at the adjournment of the meeting. Mitch then reported on the improvements to the facilities this summer, including installation of a new irrigation system along the upper tennis courts, application of a product called Aqua Smart to reduce the amount of watering required to maintain a healthy green lawn, new bark mulch to enhance the playground area, and new bark mulch in planted and dryscape areas around the pool building and on both sides of the entryway on Dollar Drive and Hwy 28, new gate locks, and the big pool remodel to be done at the end of the season.

### **Review of 2014 Financial Report**

Mitch stated that the 2014 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. Questions were asked about the Association's funds, and Mitch assured that all three accounts are adequately funded at this time, totaling approximately one million dollars. He mentioned the Browning Reserve Study which shows how much we need to put into the reserve fund each year.

### **Treasurer's Report**

Treasurer Pat Cala explained that the operating account pays the day-to-day expenses which are mostly incurred during our "high season." The budget for this account remains balanced at this time. The replacement reserve account is providing for many improvements this year, most notably the resurfacing of the swimming pool which will be done after Labor Day. The capital improvement account has not seen much activity in the past two years since the pier improvements were completed. She explained that all of the financial information will be available in the fall/winter newsletter along with the proposed Operating Budget for 2016. She encouraged everyone to review all of this information at that time.

### **Landscaping Report**

Sky Richardson explained that Aqua Smart is a silicone product that is applied on top of the sod. It is a water/nutrient retention product that is punched into the root system, and it helps to save water by 60%. Peak Landscape is only watering 3 times per week as mandated by the TCPUD.

### **Beach & Pier Report**

Steve Owles reported that the depth of the lake is currently 4.5 ft. at the end of the pier. He explained that we were more skeptical about the low water at the beginning of the season, but most boats have been able to get to the pier. We were only able to use a few buoys in the first row. There have been some issues with swimming around the pier and concerns about paddle boarders and kayakers going through the buoy field. He encouraged everyone to use caution around the pier and through the buoy field. He discussed that additional umbrellas and stands will be added at the end of the season for next year, the retaining wall will be completed, and he reported that the Boston Whaler had a new motor replaced because the old one froze up.

### **Pool & Social Committee Report**

Carol Wilmar reported that it was another great summer at the pool, thanks to Kerry Bannon, Jesse Chaney, and our awesome staff! Every activity from Arts and Crafts to Water Aerobics has gone well and been lots of fun. We need to thank the staff for creating the art projects, and Will Peters and Ryan Collins for the great water workouts. She explained that the Fabulous Fourth could have been a stormy disaster, but the weather relented and the carnival turned into our busiest one yet. The BBQ food was fantastic and all the games got played. She thanked Anita Ormsby, Judy Rodda, and Joan Smith for their help during this event.

Art and Wine was a wonderful event this year, with special thanks to caterers Paul and Deb Selak, and our winemeisters Ryan and Caitlin. This year saw a big increase in attendance, and more participation by Dollar Point Artists, so it was all good, and thanks to all of you who attended.

Carol announced that there will be a few ice cream socials added to the calendar. The first was on July 11<sup>th</sup>, which was not well attended, but the next one will be on August 8<sup>th</sup> in the afternoon, and she encouraged everyone to join in for some free ice cream with their neighbors. There will be a new event this Wednesday, July 29<sup>th</sup>, a family pot luck fun night, with food and games for the whole family. She explained that the family BBQ's were stopped, basically because the low attendance did not justify taking staff away from the pool area. For this upcoming event, we will provide the protein. She discussed that if you bring a dish to share, admission will be free; otherwise, it will be \$2.00 per person. There will be a sign-in sheet at the entry table if you are interested.

She reminded everyone that the pool will be closing at the end of the day on September 7<sup>th</sup> for required renovations and refurbishing. We'll come back to a beautiful pool next spring. She acknowledged that a few members have expressed concern that draining and refilling the pool during drought conditions is wasteful, but our pool contractor has informed us that the leaks in our pool are causing the loss of approximately 1" of water per day, and the TCPUD has agreed that the repairs must be done to save water, and they have approved the project.

Lastly, Carol acknowledged the deaths of Nancy Newell and Rimmel Wilson this year. Nancy accompanied her husband, Pete Newell, to 14 annual meetings, and was a part of our water aerobics class for a while. She passed away in February, and we all offer condolences to Pete

and his family. Also, you will notice that there is no live music at this year's party. Rimmel Wilson, who entertained at this party for 10 years, passed away suddenly in June. This year, in his memory, we will play recordings of the music he played for us. It will be upbeat and fun – he always showed us a good time.

### **Tennis Committee Report**

Debbie Nicholson reported that the tennis courts are in great shape. The staff cleaned the courts this season using an industrial power vacuum to clean up the needles, which resulted in using less water. Greg Felich has been running the tennis clinics and youth programs for 36 years now at Dollar Point. She then explained that a few homeowners have asked the Board to explore adding a pickle ball court to the DP amenities. A temporary court was placed at the beach parking area cul-de-sac, but it was never intended to be permanent. Kay Manovich offered to play with any members who are interested. Mike McElroy explained the game of pickle ball. He said it was invented in 1960 in Seattle and is the fastest growing game in the U.S. It is played with a whiffle ball and is a very social game, easy to learn, and any age group can play it. He encouraged everyone to give it a try. He believes it would be a positive addition for this community. He also would like the Board to look at how tennis and pickle ball could work together. He suggested identifying an existing tennis court and restriping it for pickle ball. Mitch explained that the purpose of the temporary court was to see how much interest there was from the members.

Mitch then read a public comment from a member who was not in favor of the temporary pickle ball court at the beach cul-de-sac. It was stated that it is a very noisy game and this location was a poor choice due to taking up some valuable parking spots. Debbie commented that there were specific days and times for the court to be used and it was taken down by 11:00 AM. The Tennis Committee will continue to research this subject.

### **Update on Firestone Property**

Dean Headley gave the history of the ownership of the 85-acre parcel across the highway from the DPA entrance. He explained that the Tahoe Conservancy transferred it to the NTPUD for the purpose of a planned bike path. The project was never started due to the funding being held up for other road projects around the area. The Title still remains with NTPUD, but will be given back to the Conservancy, and then transferred to Placer County. There has been talk about the County using it for other uses such as storage for heavy equipment, and moving the court house that is currently at Burton Creek to the Firestone Property location. This would require stop lights and would generate lots of traffic. The Highlands Association and the North Tahoe High School Board is also against these facilities being brought into this area. Placer County is aware that there will be a lot of complaints from the community. Dean stated that the best place for those facilities is to stay where they are now. He explained that the County has been looking for a new location to relocate the Burton Creek facilities, with them stating that the current location is environmentally sensitive and that's why they have to move. Joan Smith suggested that it is just an excuse to move it. She would like to see a better explanation why they can't stay at Burton Creek. She also thinks the community should demand that the two PUDs unite and stop working so separately.

A member advised anyone concerned to meet with Supervisor Jennifer Montgomery. Carol Wilmar mentioned that Jennifer has a very good website. A member asked if a petition could be circulated. Dean suggested it may be more appropriate when we know exactly what their plan is. He also was asked what type of cases the Court currently hears, and Dean explained that it is mostly first appearances for drug charges, assault and battery, DUIs. He is concerned that the

holding cells could be expanded into a lengthier timeframe. A member asked if they have considered keeping this acreage as open space, and Dean expressed concern directly with the Conservancy as having an unwritten agreement not to protect any land that is buildable. Another member asked what the reason is the NTPUD wants to unload the property back to the Conservancy. Dean explained that the Conservancy provided the NTPUD with one million dollars to build the bike path many years ago. There were lots of delays and now the NTPUD no longer has the money for this project. Mitch thanked Dean for his very informative report. The Board will continue to stay informed on the proposed development of the property.

### **Presentation by League to Save Lake Tahoe**

Executive Director Darcie Goodman Collins and Deputy Director Jesse Patterson gave a brief presentation from the League to Save Lake Tahoe. Their talk touched on Lake Tahoe history, current threats to the lake, and how the League is responding to these concerns. Darcie explained that the League was created in 1957 with a rich history of advocacy from the residents and the Tahoe Conservancy and TRPA. She discussed that they offer great community educational programs and encouraged everyone to read the materials available and visit their website at: [keptahoeblue.org](http://keptahoeblue.org).

Jesse reported that one of the main concerns is invasive species such as quagga and zebra mussels endangering Tahoe's ecosystem. They have been very successful in their efforts to get rid of these mussels. Every motorized boat is subject to mandatory inspection. A member asked how they get their funding. Jesse responded that funding comes from private donations. He encouraged everyone to become an advocate for shoreline protection. He suggested writing letters to Supervisor Jennifer Montgomery. Jesse informed the membership that he is on the lake on a daily basis and will be offering free training throughout the summer. He mentioned that a smart phone app would also be available this summer. Mitch thanked Darcie and Jesse for their presentation and they will be available for questions at the end of the meeting.

### **Other Business**

Mitch introduced Kerry Bannon who has been the Recreation Manager for four years. He thanked her for hiring and managing an excellent staff. He then introduced Debbie Wolf, Association Manager. He explained all the responsibilities that Debbie handles during the year and thanked her for her assistance to the Association.

Jake Naillon asked about the undergrounding. Pete Newell responded that the Association in past years removed themselves from this project. There are a few members who are reintroducing this idea again. He explained that it is still in the process of being organized, and we need some additional members to take this on. Engineering work will need to be updated, and we need support from the County. There may be funding available. He encouraged anyone who is interested to contact John Kelly or John Siegel.

Jake then polled the Board members what each one thinks about the proposed undergrounding project. Mitch responded that he supports the concept, but it all depends upon the cost. Steve Owles responded that he doesn't want to spend the money if he doesn't have to. Carol Wilmar said that it depends on the neighborhood, and she also would prefer not to spend the money. Debbie Nicholson also said it depends on the cost. Pat Cala agreed. Mitch explained that the Board did agree with the concept.

Joan Smith asked where the subdivision is on the docket regarding paving the roads. Mitch responded that the County has said in the past that there is no funding for re-paving all the roads in Dollar Point. They are only patching cracks on certain streets.

T.J. Lucas commented that the grounds are beautiful. She complained of a big motor boat being parked in front of her house. Mitch responded that there is no Association policy. She was told to contact the CHP. They would tag it, and the owner would have 72 hours to remove it or it would be towed.

A member asked for an update on the bear problems. Debbie Wolf responded that there have been very few reports of problems with bears this year. Joan Smith mentioned seeing bears, and said not to be alarmed if you see bears in the neighborhood. Loud noise chases them away. Carol Wilmar mentioned seeing bears being fed from a homeowner's balcony. This action should always be discouraged.

Denis Honeychurch asked if there is anything that could be done to mitigate the loud noise from the bocce ball and shuffle board courts. He explained that he lives right behind this area and it is very bothersome, especially during evening parties. Mitch will discuss this further with Denis.

### **Election of the Board of Directors**

Mitch introduced the candidates. John Casaudoumeq introduced himself and explained that he was considered a non-recommended candidate by the Board. In favor of putting more effort out, he stayed on and decided to pursue a candidacy. He talked about his background in financial services and asked the members to consider voting for him.

Steve Owles, incumbent, stated he has served on the Board for two years. He explained he is a roll up your sleeve and get the work done type of guy, and would like to continue donating his time to improve DPA.

Pat Cala, incumbent, stated that she has served on the Board for two years as the Treasurer, and she would very much like to continue as a Board member for another term.

Pat Tweedy is also running for a seat on the Board. In her absence, Pat's neighbor Helen Thawley read Pat's candidate statement. Helen explained that Pat expressed her apologies for not being at this important meeting. She had a trip planned prior to considering running for the Board. Helen commented that Pat is a very hard worker, a go-getter, and would be a great contributor to the Association as a Board member.

Mitch then discussed the contested election. He explained that the role of the nominating committee is to recommend candidates to the Board to be included on the ballot. A few members questioned this process. Ellen Swensen explained that she has no intention of compromising the election. Respectfully, she requests that the Board revisit the Bylaws regarding secret ballots. Bard Wilmar commented that he would like the Board to consider all candidates be treated equally, and, when members do step up with interest on being on the Board, the ballot should reflect the candidates equally.

Anita Ormsby stated that she has never seen a ballot like this in the past. Mitch pointed out that there was one exactly like this (stating who the nominating committee recommended) and he showed her a ballot from 2000 and 2001. Mitch explained that as Board members, we are not politicians, we are workers. We are elected to do our jobs, and, if we are doing a good job for the

Association, the members will vote for us. If an incumbent is doing a good job, they should be given the chance to continue for another term.

Another member commented that the current Board is doing a great job with all the improvements of the facilities. It was noted that the Board members are volunteers and do not get paid. He suggested sending an email blast out prior to the elections to find out who may be interested in running and what their levels of skills are. Bard pointed out that in the minutes of the January Board meeting, it stated that an email blast would be sent out to ask for interest from the members in running for election and it would be announced in the spring newsletter. He pointed out that the Board did not do this. Mitch responded that they didn't think it was necessary when the time came.

John Casaudoumecq commented that there was no call for candidates, and he received phone calls from Board members to talk him out of his interest. Debbie Nicholson responded, on behalf of the nominating committee, that one or more members of the committee had the opportunity to meet with and/or talk to each of the members who ran and expressed interest in running.

All remaining ballots were collected from the floor and the elections were then closed.

### **Adjournment**

With no further business to come before the Board, the meeting adjourned at 6:00 PM.

### **Election Results**

Steve Kastan announced the results of the elections after all the ballots were counted. Steve Owles, Pat Cala, and Pat Tweedy were elected to serve two-year terms.