

Dollar Point Association
Board of Director's Meeting
Dollar Hill Professional Building
3000 NLB, Suite 4, Tahoe City, CA
April 20, 2012
Final Minutes

Call Meeting to Order

President Anita Ormsby called the meeting to order at 12:35 p.m. A quorum was established. Board members present were Anita Ormsby, Lud Spolyar, Andy Schaefer, Lynn Thompson, Bard Wilmar and Harry Dolden. Board member absent was Steve Snow. Debbie Wolf, Office Manager, was present and will take the minutes. Guests present were Dean Headley, Legal Counsel; Kerry Bannon, Recreation Supervisor, and Carrie DeMange, Assistant Supervisor. Bob McClintock, CPA, arrived at 1:30 p.m.

Anita introduced Kerry Bannon and Carrie DeMange, and the Board welcomed them to the Dollar Point Recreation team. Kerry will begin recruiting her staff and will conduct an orientation prior to the opening of the pool for Memorial Day weekend. They will coordinate with Nathan Forrest for training of the time clocks, gate card system and other pertinent information.

Ratification of E-Mail Actions

1. Renewal of Bill Poulton's Maintenance Contract for 2012 – Board approved (6 yes, 1 abstention)
2. Proposal from J.R. Krauss, Ltd. dated 8/18/11 for pier improvements in the amount of \$4,450.00 – Email action did not pass. This item will be further discussed today.

It was moved by Andy Schaefer and seconded by Lud Spolyar to ratify the email action as noted above. Motion carried unanimously.

Approval of Draft Minutes dated January 13, 2012

It was moved by Lud Spolyar and seconded by Bard Wilmar to approve the draft minutes dated January 13, 2012 as presented. Motion carried unanimously.

Finance Committee Report

1. Engagement with McClintock Accountancy

Bob McClintock was present to discuss options for financial review. Discussion was had about accrual accounting versus cash accounting. Many options were reviewed. Bob talked about fund accounting and the fiduciary responsibility of the Association. He suggested continuing with accrual accounting for the revenue side and possibly going to the cash basis for the expense side. He explained that the 3rd QTR is most important for review for budget purposes. After Bob left the meeting, Andy recommended that McClintock Accountancy continue to do tax preparation, year-end review and one more review for this calendar year. This will be paid with money previously budgeted as presented in the 2012 Budget.

It was moved by Andy Schaefer and seconded by Bard Wilmar to have McClintock Accountancy conduct an independent review for year-end and 3rd QTR. Motion carried unanimously.

2. 2012 Dues Payments

Debbie reported that two member lots are delinquent in paying their dues by March 31st. They have been contacted and both have been assessed late fees. If not paid by May 31st, additional late fees will apply.

Beach & Pier Committee Report

1. Pier Improvement Proposals

Steve Snow was available by speaker phone for this discussion. Andy explained that there were three pier proposals but there are still lots of questions to be answered. It is difficult to decide what to do this year but the Board can determine what direction to go in for the near future. Bard expressed concern about project management regarding engineering, permits, etc. Steve suggested taking time to determine the full scope of the pier project but currently mitigate the important issues such as bumpers on the pier piles as a short term fix for this calendar year. Jon Krauss is the contractor who has provided a few different proposals. Steve would like to get a few additional bids from local contractors. He said that it would be a two-step process to do work now and more at a later date. Steve suggested the Board look at the pier. The stairway on the east towards the lake needs a walk-around. The extreme plan would provide cat walks which would make it more usable for members with mobility issues. The short term fix is sturdier bumpers. Steve will work with Debbie and Bill regarding the replacement of bumpers, and this item will be further discussed at next Board meeting.

2. Buoy Lottery Results

Debbie reported that each applicant received their first choice in the buoy lottery, and most received their second choice. There were 13 applicants on the waiting list for their second choices, but several have already been accommodated. She will continue to maintain the waiting list and contact members when buoys become available during the season.

3. Kayak Rack Repairs and Assignments

Debbie reported that Bill has leveled and repaired the kayak racks. There are a few arms that need to be welded. The assignments will be made according to length of the boats. A proposal from J&J Fabrication has been submitted for \$1,000 to repair and weld the loose arms with a portable welding system. His proposal requires a minimum of 8 hours.

It was moved by Bard Wilmar and seconded by Andy Schaefer to approve the amount not to exceed \$1,000.00 for the kayak rack welding repair. Motion carried unanimously.

Lud reported that he purchased a kayak cart for \$150.00 and he has confirmed with Larry Lapkin that it is covered under the Association's insurance policy. The Board expressed further concern of the safety and liability issues of usage by the employees operating it and/or the members. This will be reviewed prior to it being used on the beach.

4. Swim Platform

Discussion was held regarding placement of the swim platform at the beach this year. A ladder will be needed. The State Lands Lease was discussed and Dean will report back via email on the changes in the new lease regarding usage of the swim platform.

President's Report

1. Recreation Staff for 2012

The Board thanked Anita and Lud for conducting the interviews for the Recreation Supervisor and Assistant positions. Kerry Bannon and Carrie DeMange were introduced earlier in the meeting. The Supervisor's Procedure Manual was discussed. Dean Headley will review it and report on any changes in tennis procedures for the staff.

2. Maintenance Contract

Bill's maintenance duties were briefly discussed. Monday morning meetings at the pool will be held again this year to include Debbie Wolf, Kerry Bannon and Bill Poulton. Lud and/or Anita will be present to discuss maintenance and recreation issues and ongoing projects.

3. Nominating Committee Report

Bard and Anita reported that they are nominating Doug Greenwood and Mitch Packard to run for the two open seats on the Board. Lud Spolyar and Steve Snow have agreed to run for an additional two-year term.

Old Business

1. Entry Lighting on Dollar Drive

Lud and Harry reported on the progress with the entrance lighting. There is power on the east side and a meter is needed to get power on the west side. They have both met with Ed Beauchamp, Electrician, and had several discussions. Dean Headley discussed documents from 1975 regarding the entrance lighting. They need to consult with Liberty Energy regarding this additional meter. Lud will continue working with Ed and consult with Liberty Energy and report back at the next meeting.

2. Review of Rules #5 and #6

Lynn suggested language for these rules that ownership be subject to approval by the Board. She will send the exact wording to Debbie to incorporate into the Rules and Regulations.

It was moved by Lynn Thompson and seconded by Bard Wilmar that Rules #5 and #6 be amended to include the approved language as noted below. Motion carried unanimously.

Rule #5. The owners of a Lot are not eligible for membership in the Association if there are more than four (4) owners of the Lot unless such ownership by more than four (4) owners has resulted from marriage, a legally recognized domestic partnership, inheritance or dissolution of a marriage or domestic partnership. Married couples and legally recognized domestic partners are counted as a single owner. Ownerships will be subject to review and approval by the DPA Board of Directors.

Rule #6. The owners of a Lot are not eligible for membership in the Association if any of the owners have an ownership interest of less than one-fourth interest unless such ownership interest of less than one-fourth has resulted from inheritance or dissolution of a marriage or legally recognized domestic partnership. Married couples and legally recognized domestic partners are counted as a single owner. Ownerships will be subject to review and approval by the DPA Board of Directors.

3. Stamped Concrete Work at the Pool

Further discussion was had regarding Michael Johnson's bid for removing and replacing concrete at the pool area in the amount of \$6,845.00. The Board agreed that this work needs to be completed prior to opening on Memorial Day weekend. Bard agreed to work with Michael Johnson on the bid price and to get this taken care of because time is of the essence.

Attorney's Report

1. Leydecker License Agreement

Dean reported that the additional dues payment has been paid for 2011 by Ms. Leydecker as defined by the License Agreement. The 2012 Agreement has not been signed as yet due to issues with her insurance company.

2. State Lands Commission Lease

Dean reported that the Lease has been completed, approved and signed. He will provide a final copy to Debbie to maintain in the Association office.

New Business – Tennis Committee Report

1. Dean Headley discussed several tennis issues with the Board. Both tennis pros have suggested Debbie to set up an account to order tennis supplies when needed. Bard informed that supplies could be ordered through Debbie with the debit card, and a credit account was not necessary.
2. Dean discussed purchasing new wind screens for the south side of the lower tennis courts.
3. Dean recommended that trees be thinned out and two trees be removed that create shadows on the courts and produce pine needles. He suggested that Peak Landscape remove the smaller ones. This will be discussed at the next Board meeting for consideration.
4. Dean informed the Board that the tennis committee is an advisory committee and that a Board member is needed for the committee. Lynn Thompson agreed to work with Dean on the tennis committee.
5. Dean reported that there are minor cracks on the lower courts and he will get a bid for crack repairs. There are ropes that need to be replaced around poles at the lower courts and fence repairs are needed at the upper courts. Bill will be instructed to replace the ropes and Peak Landscape will provide a bid for fence repair.

Adjournment

The next Board meeting will be scheduled for Friday, May 18, 2012 at 1:30 p.m.

It was moved by Bard Wilmar and seconded by Andy Schaefer to adjourn the meeting at 5:45 p.m. Motion carried unanimously.