

**Dollar Point Association**  
Board of Directors Meeting  
Dollar Hill Professional Building  
3000 North Lake Blvd., Suite 4, Tahoe City, CA  
April 30, 2015  
Final Minutes

**1. Call Meeting to Order**

President Mitch Packard called the meeting to order at 11:10 AM. A quorum was established. Board members present were Mitch Packard, Pat Cala, Debbie Nicholson, Carol Wilmar, Lynn Thompson, Steve Owles, and Peter Newell. There were no members absent. Others present were Debbie Wolf, Association Manager, who took the minutes, and Dean Headley, Legal Counsel. Guest present was Kerry Bannon, Recreation Manager, who arrived at Noon.

Email Actions

The following email actions were acknowledged and recorded: 1) Board approved pre-prom pictures and beach party for Laura DesLauriers on April 8, 2015; 2) Board approved Lake Tahoe Lockshop bid in the amount of \$11,807.56 for new gate lock system.

Pete Newell discussed providing separate renters cards for homeowners who rent their properties. The purpose would be to calculate the amount of usage by renters and to analyze their impact of the facilities. Debbie was asked to check with Lake Tahoe Lockshop to see if the gate cards are available in different colors, what the cost would be, and to check if the system could accurately record the information. Steve Owles suggested that there may be 25% of members who have rental properties.

**2. Approval of Draft Minutes from March 5, 2015**

**It was moved by Steve Owles and seconded by Carol Wilmar to approve the March 5, 2015 minutes as modified. Motion carried unanimously 7-0.**

**3. President's Report**

a. Security Contract for 2015

Mitch reported that he approved the High Sierra Patrol 2015 contract to start Friday, May 22, 2015 and end on Friday, October 9, 2015. The costs are the same as last year, which are \$904.82/month and \$240.00 for one security guard on the 4<sup>th</sup> of July at the beach.

b. Discussion with Peak Landscape

Mitch reported that he spoke to Brian about hauling trash from the beach to the pool dumpster during the summer months and Brian said he would be willing to consider the request. He will get back to Mitch with a proposal. Other options were discussed, possibly placing a dumpster at the end of the parking lot. Debbie will check with the disposal company.

c. Landscape Proposals

Mitch discussed the various landscape proposals provided by Peak Landscape. He reported that he and Debbie walked the property with Brian to look at the different areas of concern. The big item is to install a new irrigation system to cover the horseshoe lawn area and to add new pop up zones to cover the thimbleberry along the upper tennis courts, and a new drip irrigation zone to cover the dogwood and perennials between the parking lot and upper tennis courts. Updating the irrigation in this area will drastically reduce the required amount of watering to keep these areas looking 100%. Board consensus was to approve this part of the proposal as a reserve expenditure in the amount of \$7,780.00. This proposal also includes installing a fresh layer of

“walk on” bark mulch to the east and west side dryscape areas near HWY 28; installing 30 yards of “walk on” bark mulch in planted and dryscape areas around the club house and beach parking areas; installing (80) 1-gallon perennials in the planting area on the parking lot side of the dogwoods in front of the upper tennis courts at the club house. Board consensus was to approve the bark mulch at the pool area, but to omit it at the beach. Also approved was the addition of the perennials.

**It was moved by Mitch Packard and seconded by Pete Newell to approve this total proposal in the amount of \$13,690.00 as adjusted for omitting the bark mulch at the beach parking area. Motion carried unanimously 7-0.** As mentioned above, \$7,780.00 will be a replacement reserve expense, and the remaining costs will come out of the operating fund.

The next proposal discussed was defensible space work between the beach/parking area and in the empty lot above the parking area in the amount of \$4,382.00. This includes applying “Aqua Smart” to all lawn areas to greatly reduce the amount of watering required to maintain a healthy/green lawn in the amount of \$860.00. The total for this proposal is \$5,242.00, and it would be an operating expense.

**It was moved by Mitch Packard and seconded by Lynn Thompson to approve this proposal in the amount of \$5,242.00. Motion carried unanimously 7-0.**

A third proposal in the amount of \$1,444.00 to install additional perennials and a new individual emitter drip irrigation for the existing and proposed plant materials between the parking lot and tennis viewing area at the beach was not approved at this time.

d. Tahoe Tech Group Proposal

Doug Greenwood was present to discuss Tahoe Tech Group’s proposal for upgrading the wireless network. He recommends that the Board accept their proposal for an infrastructure upgrade. He explained that the 10-year technology will be replaced with current technology. It will provide a higher level of security. The Board thanked Doug for his recommendation.

**It was moved by Debbie Nicholson and seconded by Mitch Packard to approve Tahoe Tech Group’s proposal to provide an upgraded wireless network to facilitate network accessibility for homeowners and improve reliability to meet the standards required by the security system. The one-time cost is \$880.00 and thereafter \$19.00/month to maintain the system. Motion carried unanimously 7-0.**

4. Insurance Review for 2015

a. Status of Insurance

Dean Headley reported that we have one million basic comprehensive liability coverage and 10 million umbrella policy from Philadelphia Insurance, but it does not cover boats. Susan Driscoll, our insurance agent, went out to find another umbrella policy. Her findings reported that no company but Essex Insurance would offer a marine policy as excess coverage. Dean explained that it would be a little overlap in coverage, but there is no time this year to research other carriers, and suggested looking in the fall for another carrier that would fill all our needs. He recommends keeping Philadelphia as the primary carrier and go with Essex as excess.

**It was moved by Mitch Packard and seconded by Debbie Nicholson to approve the excess policy with Essex Insurance subject to Dean triple-checking that it provides the coverage we need at the beach. Motion carried unanimously 7-0.**

5. Undergrounding Report

a. Status of Project

Dean reported that John Kelly has requested that the Board pass a motion that they are in favor of the undergrounding project. John believes the support from the Board will possibly lower the costs and make it easier to get approval from the agencies. Pete Newell suggested that the Board support the project provided it doesn't incur a financial hardship to the homeowners, but it is unknown at this time what the costs will be. Each homeowner will make up his or her own mind. The Board consensus was to state that we are in support of the concept of the undergrounding of the utilities throughout the Dollar Point subdivision. The Board supports the efforts of the undergrounding committee. Dean will draft language to provide to John Kelly.

## **6. Tennis Committee Report**

### **a. Pickle Ball – request from Kay Manovich**

Debbie Nicholson discussed the request by Kay Manovich suggesting that the game of Pickle Ball be played at Dollar Point. Kay would like the tennis committee to consider marking a smaller area inside the already existing tennis courts, as it requires the same height net. Debbie had discussed it with a few Board members prior to the meeting who expressed that they were open for discussion. The Board discussed taping off a section of the tennis courts with a lighter color tape to mark the Pickle Ball play area, and having it available for certain hours. They looked at pictures showing how taping on existing courts can work, but the Board also heard comments that the lines made the tennis court more confusing and players report slipping on the tape where this has been done at other courts. Dean Headley explained that it is not compatible with tennis, and, from a tennis standpoint, he would not be in favor of it, as it is a noisy sport played with a hard plastic whiffle ball, and it would detract from tennis. The Board discussed that it could possibly be set up in another location in the subdivision. The tennis committee will further explore other options.

### **b. Staff Duties for Tennis Courts**

Kerry Bannon was present for this discussion. Dean gave an overview of the required tennis maintenance. Kerry mentioned that it is very time consuming for her staff to wash the courts and to blow and pick up all the pine needles manually. Steve Owles suggested getting an industrial vacuum to clean the courts of the pine needles, and perhaps they wouldn't need to be washed as often, and it would be more time efficient. Other items were discussed such as making sure the clocks are working properly, the nets kept at the correct tension and height, and the trash cans emptied on a regular basis. The Board consensus was for the tennis pros to check the courts regularly and report anything that isn't working properly or needs attention to Kerry. Steve Owles will look into the gas powered industrial vacuum and report back to the Board.

## **7. Recreation Manager Report**

### **a. Status Report**

Kerry reported that she is interviewing candidates and has hired a few positions. Jesse Chaney will be her assistant again this year. She is not sure how many employees will be returning at this time, but she hopes to hire a new beach staff. Safety at the beach and pier with the low water this year was discussed. Toot will be taking the winter pool cover off soon, and start to get the pool operational for lifeguard training. She discussed getting screen doors for the pool office, and reported that a squirrel has been in the employee break room through the winter, and caused some damage. The Board approved two screen doors for the pool office and an additional one for the employee break room.

### **b. Stickers for Paddleboards**

Kerry asked for approval to place identification stickers on the paddleboards this year. She explained that the kayak racks are real easy to audit because we require DPA stickers with the

member's name and rack space, but we have not done this for paddleboards in the past, which makes it difficult to identify them. The Board approved stickers for the paddleboards.

## **8. Beach Committee Report**

### **a. Status of Projects**

Steve Owles reported that he, Pete, and Kerry dropped the landings at the pier. The water depth is 4-½ feet at the end of the pier. The Board discussed the need for a ladder at the end of the pier. Steve will talk to Matt Daniels. Steve will also write a beach report for the newsletter.

## **9. Nominating Committee Report**

### **a. Status of Candidates**

Lynn Thompson and Debbie Nicholson discussed Pat Tweedy as a potential candidate. They will contact her to confirm her interest in running for the Board.

## **10. Other Business**

### **a. Newsletter Articles**

The deadline for the newsletter articles is May 8<sup>th</sup>.

### **b. Letter from Laura Bozzio**

The Board acknowledged the letter from Laura Bozzio thanking the Board for keeping the lower tennis courts open for play during the mild winter weather.

### **c. Action Items**

All action items were reviewed from previous meeting and deemed complete.

## **11. Next Meeting Time and Adjournment**

The next meeting date will be scheduled in mid-June by a poll of the directors.

**It was moved by Pat Cala and seconded by Steve Owles to adjourn the meeting at 2:20 PM. Motion carried unanimously 7-0.**

## **ACTION ITEMS**

1. Debbie Wolf will check with the lock people regarding renters' cards in different colors.
2. Debbie will check with the disposal company regarding a dumpster at the beach.
3. Dean will triple-check the Essex Insurance policy to make sure it gives us the excess coverage.
4. Dean will draft a letter regarding the undergrounding project to John Kelly.
5. The tennis committee will explore options for Pickle Ball.
6. Steve will look into the gas powered industrial vacuum for the tennis courts.
7. Steve will coordinate with Matt Daniels for beach projects and a ladder at the end of the pier.
8. The nominating committee will talk to Pat Tweedy as a potential candidate.
9. Board members will submit newsletter articles to the office by May 8, 2015.