

Dollar Point Association
Board of Directors Meeting
Dollar Hill Professional Building
3000 North Lake Blvd., Suite 4, Tahoe City, CA
April 14, 2016
Final Minutes

1. Call Meeting to Order

President Mitch Packard called the meeting to order at 9:05 AM. A quorum was established. Board members present were Mitch Packard, Pat Cala, Debbie Nicholson, Carol Wilmar, Peter Newell, Steve Owles, and Pat Tweedy. Others present were Debbie Wolf, Association Manager, who took the minutes, and Dean Headley, Legal Counsel. There were no Board members absent. There were no email actions to acknowledge and no guests.

2. Approval of Draft Minutes from March 3, 2016

It was moved by Carol Wilmar and seconded by Debbie Nicholson to approve the March 3, 2016 minutes as presented. Motion carried unanimously 7-0.

3. President's Report

a. Status of Entry Project

Mitch reported that he has not heard back from Steve Walton regarding this project.

b. Report on TLOA Meeting

Mitch reported that he attended the Tahoe Lake Owners Association meeting for HOA's. Items that were discussed at the meeting included the taxable possessory interest which would tax the land under the pier. It would capitalize on the rent that we currently pay to the CA State Lands. He explained that they may go back four years and do an escape assessment. Pete suggested a law firm that could possibly get involved, and he will contact Jan Brisco to discuss this. Mitch explained that TRPA is in the process of updating the new shore zone ordinance. The low water buoy field relocation is at a standstill and it may take two to three years to approve. The Board consensus was to start the approval process now. Pete will also discuss this issue with Jan Brisco. Regarding the pier and buoy rent, Mitch reported that he was informed they will not charge it retroactively. However, this has not been confirmed in writing.

4. Treasurer's Report

a. Plumas Bank Reserve Account

Pat Cala reported that she and Debbie Wolf met with Sherina Kreul, branch manager of Plumas Bank. Sherina agreed that we need to close the Plumas Bank Reserve Account because it exceeds the amount insured by the FDIC, and open a reserve checking and a savings account at another bank. Pat explained that we will continue to keep the Operating Account running at Plumas. Pat and Debbie then met with representatives at Bank of America, Bank of the West, and U.S. Bank. Pat recommends opening a reserve checking and savings account at Bank of America and a CD account at U.S. Bank.

It was moved by Debbie Nicholson and seconded by Steve Owles to close the Plumas Bank Reserve Account and open a reserve checking and savings account at Bank of America and open a CD at U.S. Bank. Motion carried unanimously 7-0.

Pat further explained that the signers on the accounts need to all go in at the same time to Bank of America in order to open the accounts. The bank requires the Tax ID, Articles of

Incorporation, minutes, and two forms of ID for each signer. The signers are Mitch Packard, President; Steve Owles, Vice President; Debbie Nicholson, Secretary; and Pat Cala, Treasurer.

b. Reserve Study Items

Pat distributed a copy of the Browning Reserve Group's Study with recommendations for 2016. Each Board and committee member was asked to look at different items. Dean and Debbie Nicholson will look at the paving recommendations for the upper recreation parking area and lower tennis court parking area. They will also look at the fencing for the lower tennis courts. Carol will talk to Toot Joslin about the stamped concrete for the pool deck and walkways. She will also assess the pool office carpeting and the pool picnic tables and benches. Steve will look at the exterior painting recommendations and the outdoor equipment at the beach. Dean will do a tennis equipment inventory regarding the upper tennis court wind screening and other tennis supplies.

Mitch reported that he and Debbie Wolf met with Brian of Peak Landscape regarding landscape recommendations. There are a few sections of lawn that need to be removed and replaced with bark. The irrigation improvements will save water by 15-30 percent. Mitch recommends we accept the proposal that had been tabled from 2015.

It was moved by Mitch Packard and seconded by Pete Newell to approve the landscape proposal in the amount of \$7,820 to improve the irrigation. Motion carried unanimously 7-0.

It was also moved by Pat Cala and seconded by Carol Wilmar to approve Browning Reserve Group to do an updated Reserve Study again this year. Motion carried unanimously 7-0.

Pat Tweedy asked for Brian to do a tree assessment of the pool area for safety purposes and to provide recommendations. Debbie will discuss this with him.

5. Member Directory Committee Report

Pat Tweedy reported that the Member Directory has been completed. She recommends printing 300 copies and having them available at the DPA office. It will also be available on the website in a pdf for members to review and print if they like. The Board agreed to print 300 copies initially. Pat will get the printing done from a company in Sacramento.

6. Access Control Committee Report

Pete Newell explained that he would like to start by walking the subdivision and make note of all the vacation rentals listed on the bear boxes. This will provide good information on how many vacation rentals are being advertised in the neighborhoods. He will get a list of the DPA addresses from Debbie.

7. Pool Furniture Committee Report

Carol distributed a presentation packet which included two bids for new pool furniture. Steve explained that the old furniture is in good structural condition but it is in need of repair. Carol reported that she spoke to the Salvation Army, and they expressed interest in taking the old furniture. Debbie will set it up with Salvation Army once the delivery date is known for the new furniture. Carol explained that we need furniture that can be stackable for storage. She recommends Tropitone which is a Brown Jordan company. It is a sturdy and economical line of outdoor and pool furniture intended for heavy use and varied weather conditions. The two bids from Mountain Home Center in Truckee and NV Backyards from Reno were reviewed. Tropitone has been recommended by both bidders as the best value for our budget and needs. The Board thanked Carol for all her research on the furniture.

It was moved by Carol Wilmar and seconded by Pete Newell to approve the purchase of Tropitone furniture from Mountain Home Center in the amount of \$29,348.10. Pricing includes assembly, delivery, and set-up at the DPA Pool. Motion carried unanimously 7-0.

8. Other Business

a. Spring Newsletter Articles

Debbie asked the Board to provide articles for the newsletter early in May for it to be mailed out prior to Memorial Day weekend.

b. Nominating Committee

Pat Tweedy and Pat Cala reported that there are four incumbents running for reelection this year. They are Mitch Packard, Carol Wilmar, Pete Newell, and Debbie Nicholson. They recommend Charlie Banfield as the third member on the nominating committee.

It was moved by Debbie Nicholson and seconded by Mitch Packard to approve Charlie Banfield as the third member of the nominating committee. Motion carried unanimously 7-0.

9. Next Meeting Time and Adjournment

The next meeting date is tentatively scheduled for Friday, May 20, 2016 at 9:00 AM.

It was moved by Pat Tweedy and seconded by Debbie Nicholson to adjourn the meeting at 11:20 AM. Motion carried unanimously 7-0.

ACTION ITEMS

1. Pete will contact Jan Brisco regarding a law firm recommendation and to discuss starting the permit process for relocation and/or additional buoys in the buoy field.
2. Pat Cala will coordinate with Bank of America and U.S. Bank regarding opening up new accounts.
3. The Board and committee members will look at recommended reserve projects.
4. Pat Tweedy will coordinate getting 300 copies of the Member Directory printed; Debbie W. will work with the webmaster in getting the pdf version posted to the website in a printable format.
5. Pete will begin research on the vacation rentals listed on the bear boxes in the subdivision.
6. Debbie W. will contact Salvation Army to schedule pick-up of the old pool furniture.
7. Debbie W. will coordinate getting a down-payment to Mountain Home Center for the new pool furniture.
8. The Board members will provide articles for the spring/summer newsletter; Debbie W. will coordinate with John at Printart in getting the newsletter prepared, printed and mailed.
9. Debbie W. will talk to Brian from Peak Landscape regarding tree assessment.