

Dollar Point Association
Board of Director's Meeting
Dollar Hill Professional Building, 3000 NLB, Suite 4
August 19, 2011
Final Minutes

Call Meeting to Order

President Anita Ormsby called the meeting to order at 2:00 p.m. A quorum was established. Board members present were Anita Ormsby, Lud Spolyar, Harry Dolden, Bard Wilmar, Andy Schaefer, Lynn Thompson and Steve Snow. Debbie Wolf, Office Manager, will take the minutes. Guests present were Nathan Forrest, Toot Joslin, Sky Richardson, John Kelly and Jan Brisco. Dean Headley, Legal Counsel, was present for the attorney's report.

Ratification of E-Mail Actions

1. Request from Nathan to pay a staff member \$11.00 per hour to be trained to do tennis court washing due to Eliot Headley's resignation – Board approved.
2. Tennis Committee Recommendations – Board approved.

It was moved by Andy Schaefer and seconded by Bard Wilmar to ratify the e-mail actions as noted above. Motion carried unanimously.

Approval of Draft Minutes dated July 27, 2011

It was moved by Andy Schaefer and seconded by Lud Spolyar to approve the draft minutes dated July 27, 2011 as presented. Motion carried unanimously.

Landscaping Report

Sky Richardson discussed several options for the concrete hazard at the pool, which is believed to be caused by a cedar tree's roots lifting the concrete 3 feet from the edge. He noted that the tree will be a problem in the future and may have to be removed. Sky will look at it with Brian at Peak Landscape and then make a recommendation. The Board thanked Sky for all his efforts and stated that the property has never looked better.

It was moved by Bard Wilmar and seconded by Andy Schaefer that if Sky and Brian's final recommendation is to remove the cedar tree, then it should be removed. Motion carried unanimously.

Sky mentioned additional proposals will be sent via email from Peak Landscape for approval. Also, Peak's 2-year contract ends in December, and Sky recommends that the Board negotiate renewal of another contract with Peak Landscape to include top dressing of the lawns and maintaining the bocce ball courts.

Recreation Report

1. Proposal/Report by Toot Joslin for Pool Improvements

Nathan introduced Toot Joslin from Truckee River Tub Company. Toot explained that he is a commercial and residential swimming pool contractor. He discussed the reasons why he and Nathan were proactive in closing the pool for a few days regarding the chlorine levels and that it was necessary to drain 85,000 gallons and re-fill. He distributed a proposal for a chemical system upgrade to change the method of sanitizing the pool by switching to liquid chlorine using an automated chemical controller system. The cost to switch over would be approximately five thousand dollars (\$5,000.00). All risks for the liquid chlorine would be assumed by Truckee River Tub Company. He also recommended additional items be completed in the spring of 2012 by an outside contractor other than himself to include building a new chemical storage room with

corrosion resistant fire door, sheetrock and corrosion proof exhaust vent, walls lined with FRP board, 110 volt electrical circuit and a chemical resistant room light.

The Board asked if he had any other recommendations for the DPA pool facilities. Toot reported that the filtration system with four pumps and four filters are all in good working order and meets all requirements. He suggested planning on doing a renovation in about 15 years. The cost would be approximately \$1,500.00 to \$2,000.00.

The Board thanked Toot for his services and recommendations and will review and consider his proposals at a later date.

2. Update on Additional Pool Ventilation

Nathan reported that Galletto Construction did put in a vent fan. Heat buildup is a concern. The heaters are power vented. Additional ventilation may still be needed.

3. Update on Concrete Hazard at Pool

This item was discussed earlier by Sky Richardson.

4. Update on Swim Platform at Beach

Nathan reported that the swim platform is in the water. Some members have asked about having a ladder on the side for easier access for young children. It was suggested to weld a ladder on the side in the future.

5. Fall Hours for Staff

Nathan recommended having split shift hours for the staff for the fall schedule. It was the consensus of the Board to keep the same fall schedule as last year which is 9:00 a.m. to 5:00 p.m. 7 days a week at the pool and weekends only at the pier after Labor Day weekend.

Presentation

Jan Brisco from Tahoe Lakefront Owners' Association was present to discuss shore zone issues. She explained that their Association acts as private property rights advocates. She discussed several pending issues with TRPA and reported that a federal court vacated the ordinance for the mooring program and fees. In 2012 a regional plan will be adopted. DPA is now a member of the Tahoe Lakefront Owners' Association and will be informed of all issues and actions.

Beach & Pier Committee Report

1. Update on Kayak Racks

Steve Snow discussed the reasons why kayaks should not be allowed to be stored on the racks at the beach during the winter season. During last winter's heavy winds, there was some damage to some of the racks and the kayaks themselves. Also, this summer some of the racks have been misused by homeowners and/or guests climbing on them. In order to have them cleaned, welded and leveled, all boats need to be off the racks.

It was moved by Bard Wilmar and seconded by Steve Snow to send notice to the membership that all boats need to be removed from the racks and off the beach by November 15th. Motion carried unanimously.

Additional discussion was had regarding the oversized lengths of boats that are not in compliance with the present DPA rules for beach storage. Steve reported that one-third appear to be over the current 12' length limit. He recommends reviewing this rule for next year and possibly assigning longer length kayaks/canoes/paddleboards to one rack.

It was moved by Andy Schaefer and seconded by Harry Dolden to rescind the previous motion from the July 27, 2011 Board meeting to send out a letter to each applicant in violation of misrepresenting the length or width of their boat and to ask them to remove their boat(s) from the rack. Motion carried unanimously.

It was further moved by Bard Wilmar and seconded by Steve Snow to notify members that the current length limit is 12' and that the Board will review this rule for next year. Motion carried unanimously.

2. Update on Pier Improvements

Debbie distributed a proposal to Steve Snow from J.R. Krauss, Ltd. procured by Doug Brown in the amount of \$4,450.00 for fender pile replacement at the pier. No action was taken today.

Steve discussed other issues at the beach such as camp fires on the beach after hours and suggested the security company be contacted to be more diligent in preventing this. Jet skis were discussed and he does not believe they should be allowed on the beach. The Board will review new rules for 2012.

Finance Committee Report

Andy distributed the updated budget worksheets that he and Bard prepared. He reported that the budget is on track.

It was moved by Andy Schaefer and seconded by Lud Spolyar to approve the budget worksheets as presented. Motion carried unanimously.

Old Business

1. Dead Tree Removal at Beach

Two bids were submitted for the tree removal.

It was moved by Andy Schaefer and seconded by Lynn Thompson to accept Timberwolfe Tree Service's bid to remove the tree at the beach in the amount of \$1,600.00. Motion carried unanimously.

New Business

1. Appointment of Officers

It was moved by Lud Spolyar and seconded by Steve Snow to nominate and elect Anita Ormsby as President of the Board. Motion carried unanimously.

It was moved by Bard Wilmar and seconded by Andy Schaefer to nominate and elect Lud Spolyar as Vice-President of the Board. Motion carried unanimously.

It was moved by Lud Spolyar and seconded by Bard Wilmar to nominate and elect Andy Schaefer as Treasurer of the Board. Motion carried unanimously.

It was moved by Andy Schaefer and seconded by Bard Wilmar to nominate and elect Lynn Thompson as Secretary of the Board. Motion carried unanimously.

Upon election of officers, Harry Dolden will now be removed from the bank signatories and Andy Schaefer will be added as a signer on the accounts as Treasurer of the Board.

It was noted that the current terms for Bard Wilmar and Anita Ormsby will expire next year. They will need to come off the Board. There will be two seats available to fill in July of 2012. A nominating committee will need to be put in place for next year.

2. Committee Assignments

Committee Assignments will be discussed at a later time.

3. Procedures Manual for 2012

Andy reported that Nathan is currently working on producing a “How To” manual for the recreation facilities management.

4. Proposal by Peak Landscape for Fall Projects

This item was discussed previously by Sky Richardson. Fall projects will be discussed at next Board meeting.

5. End of Edgewater Property Issues with Chinquapin

John Kelly was present to give an update on the lot at the end of Chinquapin that connects to DPA on Edgewater Drive. Chinquapin Homeowner’s Association has a survey out now. John suggested sealing it off at the end of Edgewater to act as a wall to block it off and extend the boundary line to the DPA subdivision. Discussion was held and will be reviewed at a later date.

6. Staff Meetings

Lud suggested weekly staff meetings be conducted to include Nathan, Bill, Debbie and he or Anita. These meetings will be set up on a weekly basis at the pool to discuss ongoing projects.

Attorney’s Report

1. Harris Encroachment on DPA Property

Anita reported that correspondence has been sent to and received back from Mr. Harris. The Board reiterated that his fence is on DPA property. Dean Headley was directed to prepare a similar license agreement as prepared for Suzanne Leydecker. Dean will send a second letter with an ongoing license agreement and request for additional dues payment starting January 1, 2012. The Association will maintain the fence.

2. Update on Leydecker Agreement

Dean explained that Suzanne Leydecker is waiting to hear from her insurance company to add DPA as an additional insured on the policy. She has not signed the agreement as yet.

3. Tennis Contract

Dean reported that Greg Felich has signed the tennis contract and Anita needs to sign it as well to finalize the contract.

4. Engagement Agreement from Employment Law Firm

Dean explained that the Employment Law Firm will not process the bill to DPA for work done in May 2011 until this Engagement Agreement is in place.

It was moved by Bard Wilmar and seconded by Lynn Thompson that subject to confirmation that the billing amount did not exceed the original agreed upon amount, the Board will sign the Agreement. Motion carried unanimously.

Dean will confirm with the Employment Law Firm on the above motion. Prior approval from the Board is needed in the future for any additional services performed by the Employment Law Firm.

5. State Lands Commission

Dean will send pictures to State Lands Commission to prove that the fencing has been removed at the beach.

6. Use of DPA Tennis Facilities for High School

Dean reported that the tennis coach for the boy's team at the high school has requested use of DPA tennis courts for the 2012 season. Dean mentioned that he has stepped down as coach.

It was moved by Bard Wilmar and seconded by Steve Snow to say no to this request. Motion carried unanimously.

7. DPA Website

Dean mentioned that the website is not current regarding the posting of the finalized minutes. Also, he reminded that the By-Laws require noticing the members of Board meetings. Debbie will work with the webmaster to update the website and will notice the membership of the meeting dates.

Set Date for Next Meeting

The date for the next Board meeting will be scheduled for Friday, September 30, 2011 at 2:00 p.m.

Adjournment

It was moved by Lud Spolyar and seconded by Andy Schaefer to adjourn the meeting at 5:35 p.m. Motion carried unanimously.