

**Dollar Point Association**  
Board of Director's Meeting  
Dollar Hill Professional Building  
3000 North Lake Blvd., Suite 4, Tahoe City, CA  
August 14, 2014  
Final Minutes

**1. Call Meeting to Order**

President Mitch Packard called the meeting to order at 1:10 PM. A quorum was established. Board members present were Mitch Packard, Lynn Thompson, Steve Owles, Carol Wilmar, Debbie Nicholson, and Peter Newell. Board member absent was Pat Cala. Others present were Debbie Wolf, Office Manager, who took the minutes, and Dean Headley, Legal Counsel. There were no guests present. New Board members, Debbie Nicholson and Peter Newell, were welcomed to the Board. There were no email actions to acknowledge and record.

Mitch led a discussion about how to protect the best interests of the Association if a Board member decides to campaign against the Board's position on a matter to be decided by membership vote. The issue arose from the "Anti-bylaws" letter that was sent to the membership from the "Committee for Effective Bylaws" (which committee included a Dollar Point director). That letter caused confusion and controversy among the membership and necessitated an additional mailing from the Board to accurately present the Board's side of the issue.

It was suggested that, in the event of a lack of unanimity among the Board on an issue to be voted on by the membership, instead of the dissenter(s) sending an independent mailing to the membership urging a vote contrary to the Board's position, when possible there should be a single mailing that presents arguments on both sides of the issue.

**2. Approval of Draft Minutes from June 19, 2014 Meeting**

**It was moved by Lynn Thompson and seconded by Steve Owles to approve the June 19, 2014 minutes as presented with a correction in spelling to the word "compliments." Motion carried unanimously 6-0.**

**3. Election of Officers**

Mitch discussed the recommended slate of officers. He agreed to continue his role as President of the Board. He suggested the slate of officers be: Mitch Packard as President; Lynn Thompson as Vice-President; Pat Cala as Treasurer; Debbie Nicholson as Secretary.

**It was moved by Steve Owles and seconded by Pete Newell to approve the slate and elect the officers as stated above. Motion carried unanimously 6-0.**

The signers on the bank accounts will be Mitch Packard, Lynn Thompson, Pat Cala, and Debbie Nicholson. Doug Greenwood will be removed as a signatory.

**4. Committee Assignments**

Mitch suggested creating a new DPA Entry Committee. Mitch and Pete will serve as Board members of the Committee. Lud Spolyar and Sky Richardson have agreed to participate, and Mitch would like to ask Jean-Marie Kelly to participate as well. Carol suggested asking Steve Walton. Dean explained the history of the entryway on Dollar Drive to the new Board members. There are CSA-1 funds being used to repair the fence along the highway from Dollar Drive to Chinquapin. The Board discussed that it may be appropriate for these funds to also be used for the new entry design. Preliminary steps have been taken, and a meeting will be set up with the County to discuss

the next steps. Mitch, Pete, and Dean will attend the next meeting with the County on the Board's behalf. Other committees are as follows:

Beach & Pier Committee: Steve Owles, Pete Newell, and Steve Snow.

Personnel Committee: Lynn Thompson and Steve Owles. Andy Schaefer will serve as the OSHA contact.

Pool/Social Committee: Carol Wilmar, Steve Owles, Lud Spolyar, and Nancy Hardesty.

Tennis Committee: Debbie Nicholson and Dean Headley. Dean will provide the other members' names.

Landscape Committee: Mitch Packard and Sky Richardson.

Building & Grounds Committee: Mitch Packard, Pete Newell, Steve Owles, and Carol Wilmar (pool).

Fiscal Committee: Pat Cala, Mitch Packard, and Steve Owles.

IT Committee: Mitch Packard and Doug Greenwood.

Nominating Committee: To be determined.

Carol asked to be notified if there is a meeting with the Personnel Committee. She reported that Toot recommends the resurfacing of the pool for the autumn of 2015. Steve suggested looking into new playground equipment for the pool area. He noted that the metal slide gets very hot in the sun. Carol agreed to begin the research for future improvements to the playground area. Debbie mentioned that the Browning Reserve Group may have a recommendation for new playground equipment in the updated Reserve Study that is in the process of being prepared.

## **5. Rules and Regulations 2014 Document**

Carol discussed the draft language for the new proposed rule for owners who have been rude to staff. Debbie will resend the draft language by email for the Board to review. Dean suggested everyone review the current rules and regulations document for possible tightening up of the rules. This will be an agenda item for the next meeting in September.

## **6. Correspondence**

### **a. Letter from Denis Honeychurch, Lot 309, re: Pool Parties**

The letter submitted by Denis Honeychurch dated 8/2/14 was reviewed. Mr. Honeychurch is requesting that the Board close the pool at 7:00 PM and not allow pool parties after hours. Dean reported on the history of his complaints, and explained that his property is directly behind the bocce ball courts. Debbie Nicholson reported that she spoke to the County regarding the noise ordinance that goes in place after 10:00 PM. She explained that the Sheriff will come out and respond to a complaint and measure the decibel level. If the noise is above the decibel level, they will issue a penalty if the caller swears out a complaint. Kerry provided a record of the parties held this season to date, and they all ended by 9:00 PM or earlier. After further discussion, the Board consensus was that there are no rules being violated. Mitch will contact Mr. Honeychurch to inform him of the Board's decision.

### **b. Letter from Debbie Nicholson re: Tahoe Yacht Club Social**

The Board acknowledged the letter sent by Debbie Nicholson dated 7/22/14 thanking them for the use of the DPA tennis courts for the yearly Tahoe Yacht Club Social.

## **7. New Gate Lock System**

Kerry's written report was reviewed and discussed. This has been an ongoing issue, and replacement of the gate lock system has been tabled for two years due to problems with the internet access at the beach and lower tennis courts. Debbie explained that the current gate system is very antiquated, with very little technical support available for both the software and hardware, and the hardware is beginning to fail. Most recently the pool gate was out of order for two weeks, and now has been fixed temporarily. The Board acknowledged the need for a new gate lock system. Doug Greenwood

has been looking into resolving the problem with internet access at the beach and lower tennis courts. Debbie will contact him and ask him to provide a report for the next meeting in September.

## **8. Other Business**

### **a. Ramps on Pier**

Steve explained that the ramps on the pier are steep and could be slippery. He distributed a sample of matting material to place on the ramps for safety. The cost would be approximately \$350.00.

**It was moved by Lynn Thompson and seconded by Pete Newell to purchase the matting material with the expense not to exceed \$500.00 for the project. Motion carried unanimously 6-0.**

### **b. 195 Observation Trust**

Dean presented a draft letter in response to TJ Campbell Lucas' request to lower the transfer fee for their property. Mitch will review the draft and get it finalized, signed, and sent to TJ.

### **c. Proposal by Peak Landscape re: putting green maintenance**

Lynn explained that there was some grass growing up from underneath the putting green, and Intelliturf came out to inspect it. After inspection and cleaning up the area, the installer provided maintenance recommendations for the future. The Board consensus was to approve the proposal from Peak Landscape in the amount of \$285.00 for seasonal maintenance of the artificial putting green.

### **d. Insurance**

Dean reported that Larry Lapkin is no longer working for Aegis Insurance. Our new agent is Susan Driscoll at Aegis, and she provided information from our carrier that there may be exclusion for seasonal employees for driving their personal vehicles for Association errands. Dean will follow-up with Susan regarding this issue. The Board also discussed starting the process for shopping around for a new insurance agent for the Association.

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

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

**It was moved by Lynn Thompson and seconded by Steve Owles to adjourn the meeting at 4:15 PM. Motion carried unanimously 6-0.**