

Dollar Point Association
Board of Directors Meeting
Dollar Hill Professional Building
3000 North Lake Blvd., Suite 4, Tahoe City, CA
August 20, 2015
Final Minutes

1. Call Meeting to Order

President Mitch Packard called the meeting to order at 10:05 AM. A quorum was established. Board members present were Mitch Packard, Pat Cala, Debbie Nicholson, Carol Wilmar, Steve Owles, Peter Newell, and Pat Tweedy. There were no members absent. Others present were Debbie Wolf, Association Manager, who took the minutes, and Dean Headley, Legal Counsel. Guests present were Toot Joslin, Lud Spolyar, Kerry Bannon, and Jesse Chaney. Pat Tweedy was welcomed as a new Board member.

Email Actions

The following email actions were acknowledged and recorded: 1) Board approved purchase of a new motor for the Boston Whaler from Obexer's; 2) Board approved hiring Steve Kastan as Inspector of Elections for the AGM Election.

Steve Owles reported that the motor is working well on the Boston Whaler, but now the steering has gone out. Due to all the repair marinas being unable to get to it for another week or so, parts have been ordered from West Marine in Reno. Kerry will pick them up this afternoon, and the pier staff will repair it.

2. Approval of Draft Minutes from June 29, 2015

It was moved by Pete Newell and seconded by Carol Wilmar to approve the June 29, 2015 minutes as presented. Motion carried unanimously 7-0.

3. Pool Remodel Update

Toot Joslin, pool contractor, was present to discuss the upcoming pool remodel. He reported that the pool is scheduled to begin draining on Monday, September 7th after 7:00 PM, and it will take approximately 24 hours to drain into the sewer. The coping is currently being manufactured and the demo work will begin once it is fully drained. When all the work is complete he will then refill it, run it, balance the water immediately, and then winterize it. The target finish date is October 15th. He discussed that the racing lines will be black and the colored tiles for the water line tile will be light blue. He reported that the step niches currently by the diving board are not to code, so they will need to be removed and replaced with either stairs or a ladder. The Board discussed using regular steel versus stainless steel, and the consensus was to go with stainless steel. Toot will make preliminary drawings and take to the welder for an estimate. Other requests from the Placer County Health Department include that the equalizer lines are to be properly abandoned since the automatic fill is to be installed. Ladder threads and recessed steps shall be a minimum of 5 inches by 14 inches. And, the gaps in the fence must be reduced so that they do not exceed 4 inches. Toot and Steve Owles will meet to discuss possible solutions for the gaps in the fence. Toot explained that the expected life of the pool remodel will be approximately 20 years. He reported that this has been a good operational year. He will check the sand filters because two filters have old backwash valves. He explained that there is a gradual loss of sand through backwashing. Otherwise, the pumps, heaters, and chemical system are all working well.

The handicap lift was also discussed. Toot will install an anchor foundation (deck insert) for the handicap lift with a Teflon sleeve that goes into the deck insert. The location of the lift will be near the steps on the corner of the shallow end. We would then purchase the lift separately at an estimated cost of \$1,000.00. The Board thanked Toot for attending the meeting and keeping everyone updated and informed of the pool project, and he left the meeting at 11:00 AM.

4. Recreation Manager's Report

a. Kerry's Resignation and Recommendation for Jesse Chaney

Mitch acknowledged Kerry's resignation letter and told her that we are sorry to see her go. Kerry explained that she is moving back to Orange County to pursue a year-round career in recreation and to be near her family. She stated that she has gained valuable experience here at Dollar Point. She recommended promoting Jesse Chaney to the position of Recreation Manager. She clarified that Jesse has taken on added responsibility as her assistant in the past two years and believes that he will keep everything going in the right direction. Debbie Wolf also confirmed that Jesse has done a good job this past year as Kerry's assistant. Carol mentioned that Kerry has built a good foundation for the recreation facilities and staff. Jesse reported that the core group is moving on, but a few of the staff will be returning. The Personnel Committee will review the current job application and make further recommendations. Mitch reported that he, Steve and Debbie W. met with Jesse and Kerry to discuss Jesse getting up to speed on the job responsibilities. Kerry will spend the month of September training Jesse.

It was moved by Carol Wilmar and seconded by Pat Cala to propose Jesse be considered for Kerry's position. Motion carried unanimously 7-0.

b. Tally of Members, Guests, and Renters, to date, at the Pool and Beach

Kerry and Jesse distributed the 2015 pool and beach totals calculated to date. Kerry explained that the pool totals are more accurate than the beach, but they are not 100% accurate. The Board discussed the forms used for signing into the facilities and suggested they may need to be revised. Pete discussed separate cards in the future for renters and homeowners. Kerry explained the problems she has encountered with rental agencies not keeping accurate records of cards provided for renters. Many cards that renters presented at the pool this year did not match the home they were renting, and she had to address this with a few rental agencies. She reported that they replaced approximately 100 missing cards this summer at the pool. Pete expressed concern that renters are causing more wear and tear on the facilities and strongly feels that this needs to be addressed. Kerry suggested hiring additional staff in the future just to monitor the check-in process. Mitch suggested an ad hoc committee to review this issue further. Steve Owles will work on the committee with Pete.

It was moved by Mitch Packard and seconded by Debbie Nicholson to create an Access Control Committee to review this issue and make further recommendations to the Board. Motion carried unanimously 7-0.

c. Update on Gate Lock System and Web Cam at Beach

Kerry explained that the gate lock system is working great at the pool, but not at the beach. There have been problems with configurations and distance from the beach house to the main beach gate. Trenching by Peak Landscape and electrical work by Ed Beauchamp needed to be done at the beach in order for the gate locks to work properly. Mickey Wallis is here today to complete the programming, and hopefully it will all be working perfectly. Debbie reported that a new webcam had to be purchased for the beach because the old one would no longer work when Charter upgraded the phone and internet system. The new webcam requires a username and password, which are both "DPA", and you may be prompted to install plug-ins for certain devices. Currently it does not work with Google Chrome.

d. Overall Review of 2015 Season

Kerry reported that everything went very well this summer. She felt it was a little mellower than normal. She and Jesse are working on a list of proposed improvements for the 2016 season, and Jesse will present it at the next Board meeting. Pickle Ball was discussed and she said there has not been much use of the temporary court set-up on Mondays and Wednesdays at the beach parking lot. She stated that there have been a few complaints that the court is taking up parking spots. The Board thanked Kerry for doing a great job in the past four years in running the recreation facilities and acknowledged that she has contributed to many improvements. Kerry and Jesse left the meeting at Noon.

The Board discussed sending out an email blast to the membership to remind of the pool closing after Labor Day, the date of the last ice cream social for the season, the remaining Friday Fun Days, and to inform them of the temporary Pickle Ball court available at the beach parking lot. Debbie Nicholson will write a short report regarding Pickle Ball for Debbie Wolf to include in the email blast.

5. Member Directory

Lud Spolyar was present to make a presentation to the Board regarding a new membership directory. He would like DPA to be more of a community, and feels that members should have a means to get in contact with their neighbors directly without having to contact the DPA office. Debbie Wolf explained that the last member directory was printed in 2009. It was then put online but later removed in 2013 due to privacy concerns. The pros and cons of a printed directory were discussed. Pat Tweedy commented that she would prefer it to be online but would also like to have a printed copy. She suggested selling advertising to defray costs. Dean Headley explained the problems with Community Ink in the past when they sold advertising to defray costs for printing our newsletter. The Board consensus was to charge for a printed copy instead of advertising. The Board was generally in favor of exploring options for a printed directory without the binder and tabs as in the past with the "green book." A committee was formed with Lud Spolyar, Debbie Nicholson, and Pat Tweedy to further explore options and report back to the Board.

6. Election of Officers

It was moved by Pat Cala and seconded by Pete Newell to nominate Mitch Packard to serve as President of the Board. Motion carried unanimously 7-0.

It was moved by Mitch Packard and seconded by Carol Wilmar to nominate the remaining Slate of Officers to be Steve Owles, Vice President; Pat Cala, Treasurer; Debbie Nicholson, Secretary. Motion carried unanimously 7-0.

Steve Owles will be added as a signatory to the bank accounts. Lynn Thompson will be removed. Debbie Wolf will coordinate this with Plumas Bank and El Dorado Savings Bank.

7. President's Report

a. Entry Update

Mitch reported that he has been in touch with John Mitchell at Placer County regarding updates to the entry at Dollar Drive. John agreed that CSA-1 funds could be used for this project, but informed Mitch that an island would not be approved. Mitch explained that he called Lolly Lopece for a proposal, and also asked Steve Walton to be involved. Mitch suggested updating the lettering and the lighting. Pete Newell mentioned the wiring at the entry is an eyesore and would like to see it underground. The DPA Entry Committee consists of Mitch Packard, Pete

Newell, Dean Headley, and members Lud Spolyar, Sky Richardson, Jean-Marie Kelly, Steve Walton, and Pamela Galy.

b. Bylaws

Mitch reported that he has been trading emails with Dave Manovich who would like to get approval to start a task force for more changes to the Bylaws. Mitch is going to meet with Dave soon to discuss his concerns.

c. New Membership

Mitch reported that we received an initiation fee in the amount of \$25,000 for a new membership at 205 Observation Drive, Lot #520. The new member is Christian Brown. He explained that he waived the \$880 dues payment for this year since the pool is only open until Labor Day. Chris will begin paying the annual dues in 2016. The Board agreed with this decision.

8. Treasurer's Report

a. Monies to Transfer from 2015 Operating Budget

Pat Cala asked the Board to approve the transfers from the Operating Account to the Capital Reserve and Replacement Reserve. She also explained that we are working with Browning Reserve Group to obtain an updated Reserve Study with no site visit. This will be helpful in preparation of the 2016 budget.

It was moved by Debbie Nicholson and seconded by Steve Owles to approve the transfers to the Capital Reserve Account in the amount of \$12,500, and the transfer to the Replacement Reserve Account in the amount of \$130,000. Motion carried unanimously 7-0.

9. Tennis Committee Report

a. Pickle Ball Update

Debbie Nicholson reported that the Tennis Committee met on July 7th. The Tennis Committee members consist of Debbie Nicholson, Dean Headley, Kelsey Ferris, Laura Bozzio, Lockett Roach, Ken Ogren, and Carol Ogren. The unanimous agreement was that Pickle Ball lines on a tennis court are very distracting for tennis to the point tennis players don't want to use the court. The Committee supports the Board's decision not to restripe a court. Debbie explained that it is the Board's duty to investigate the possible locations to put in a permanent Pickle Ball Court, such as paving by the putting green or at the vacant beach lot. Pete Newell mentioned that the first step is to find out if the membership is even interested in pursuing this. Pat Tweedy suggested an opinion poll/survey be conducted, perhaps online using Survey Monkey. The Tennis Committee and the Board will review the questionnaire, and this could be done in the fall.

10. Other Business

a. Memorial Bench at Beach

The Board consensus was to table further discussion of this item for a future meeting.

b. Action Items

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

c. Personnel Committee

Pat Tweedy agreed to be on the Personnel Committee in place of Lynn Thompson. Pat and Steve will meet to discuss an offer for Jesse Chaney.

d. Other

Steve Owles mentioned that Carol Ogren approached him and asked for a new caterer to be considered for next year's AGM. Carol Wilmar responded that she and Debbie Wolf are aware of this, and we will be asking for catering bids for next year.

11. Next Meeting Time and Adjournment

The next meeting date will be scheduled in late October/early November by a poll of the directors. The Board consensus was to meet at 9:00 AM.

It was moved by Pat Cala and seconded by Carol Wilmar to adjourn the meeting at 2:10 PM. Motion carried unanimously 7-0.

ACTION ITEMS

1. Kerry will pick up parts for the Boston Whaler steering unit, and the pier staff will repair it.
2. Toot will begin draining the pool after 7:00 PM on Labor Day, and the demo work will begin thereafter.
3. Steve and Toot will meet to discuss solutions for the gaps in the pool fence.
4. The Personnel Committee will review the current job application and make further recommendations.
5. The Personnel Committee will meet to discuss an offer for Jesse Chaney.
6. Debbie Wolf will coordinate with the webmaster to send out an end of season email blast.
7. Pete and Steve will begin an Access Control Committee to discuss usage of the recreation facilities and provide recommendations.
8. Kerry will spend the month of September to train Jesse.
9. The Member Directory Committee will meet to further explore options for a membership directory and report back to the Board.
10. Debbie Wolf will coordinate with Plumas Bank and El Dorado Savings Bank to add Steve Owles as a signatory.
11. Mitch will meet with the Entry Committee to propose improvements to the County.
12. Mitch will meet with Dave Manovich to discuss his concerns with the Bylaws.
13. The Tennis Committee and the Board will consider a survey in the fall regarding Pickle Ball.
14. Carol Wilmar and Debbie Wolf will start to talk to caterers for next year's AGM.