

**Dollar Point Association**  
Board of Director's Meeting  
Dollar Hill Professional Building, 3000 NLB, Suite 4  
July 27, 2011  
Final Minutes

**Call Meeting to Order**

President Anita Ormsby called the meeting to order at 2:06 p.m. A quorum was established. Board members present were Anita Ormsby, Lud Spolyar, Harry Dolden, Bard Wilmar, and Andy Schaefer. Board member absent was Lynn Thompson. Steve Snow arrived later in the meeting. Others present were Debbie Wolf and Nathan Forrest. Dean Headley, Legal Counsel, was present for the attorney's report. Debbie will take the minutes.

**Ratification of E-Mail Actions**

1. Swim Platform Liability Insurance - Discussion was held at today's meeting and the Board agreed to inform Larry Lapkin to put the pro-rata insurance policy in place. Staff will wait for confirmation from Larry before placing the swim platform in the water.
2. Tahoe Fence Proposal – Anita and Lud approved \$620.00 to remove beach fences to high water mark. An additional proposal by Tahoe Fence was distributed today. This additional work will be done in the fall.

**It was moved by Bard Wilmar and seconded by Andy Schaefer to approve the new fence proposal in the amount of \$1,485.00. Motion carried.**

**Approval of Draft Minutes dated June 24, 2011**

**It was moved by Lud Spolyar and seconded by Andy Schaefer to approve the draft minutes dated June 24, 2011 as presented. Motion carried.**

**Recreation Reports**

1. Update on pool valves, filters and ventilation  
Nathan reported that the extra Inteliflow electronic filter is now on site. Toot Joslin has recommended that a larger hole is needed to allow necessary heat to run off. Bard suggested contacting Jim Galletto to see if he can get it done for less than \$1,500.00.

**It was moved by Bard Wilmar and seconded by Lud Spolyar to get the additional ventilation work done for a maximum cost of \$1,500.00. Motion carried.**

Nathan discussed the pool closure this past Sunday. He explained that it was a miscommunication by staff. Lack of clarity was the main reason for the closure. The main drains could not be seen and Toot Joslin recommended the pool closure. Toot has requested to come to the next Board meeting to discuss improvements.

2. Kayak Racks  
Nathan reported that he added additional rack storage spaces at the beach to accommodate for some unusable rack spaces due to broken arms on some of the current racks. The Board expressed concern that they may be taking up too much beach space. Debbie was directed to call a welder to get a quote for reinforcing the broken racks.

Also discussed was enforcing the length and width rules of the kayaks being stored on the rack spaces. Nathan did an audit and found several to be longer than stated on the applications.

**It was moved by Andy Schaefer and seconded by Harry Dolden that a letter will be sent to each applicant in violation of misrepresenting the length or width of their kayak or canoe, and they will be asked to remove their boat(s) from the rack. Motion carried with one opposition.**

Steve Snow arrived late to the meeting, but added that he highly recommends the boats be removed from the racks by November 15<sup>th</sup>. He does not believe that winter storage should be allowed due to snow, ice and wind damaging the racks when boats are stored on them and possibly the boats themselves. The Board agreed to consider this recommendation.

3. Party Rules/Pool Parties

Nathan reported that one of the pool parties on a Monday night got very loud and was not controlled properly by staff. A few neighbors complained of the noise. The homeowner who hosted the party was notified the following day, and she wrote a letter of apology to the Board and the neighbors. The Board agreed to return her \$50 deposit.

**It was moved by Bard Wilmar and seconded by Lud Spolyar that the member who hosted the party will not be allowed to have any additional parties for the rest of this season. Motion carried.**

**It was moved by Bard Wilmar and seconded by Andy Schaefer to have a sign made to remind users of the bocce ball and shuffle board courts that they need to be quiet and respectful of neighbors. Motion carried.** Debbie will order the sign.

Discussion was held regarding lifeguards in the future for evening parties may be paid directly by the Association and reimbursed by the member. This item will be discussed in the future.

It was also noted that the current rule stands that a maximum of three evening parties only per week are allowed at the pool and the beach.

4. Homeowners vs. Renters

Nathan distributed a spreadsheet showing attendance at the pool of homeowners vs. renters. The Board reviewed and discussed the numbers.

5. Update on Concrete Hazard at Pool

Debbie distributed a bid from Michael Johnson to repair the concrete at the pool. The bid was reviewed and discussed. Lud suggested getting a planter to put on top of the hazardous area. This would only be a temporary fix. The tree root was discussed, and Debbie will contact Sky Richardson and have Peak Landscape give a recommendation for the tree problem. The bid from Michael Johnson was tabled at this time.

Nathan also reported that one member cut another member's buoy mooring line. Discussion followed. He also reported that a guest staying in a member's home went to take the member's boat out, but had the pier attendant take him to the incorrect buoy. The boat key was able to start the incorrect boat. The boat was returned to the buoy field with no further incidence. A new rule for 2012 was proposed.

**It was moved by Bard Wilmar and seconded by Andy Schaefer to put a new rule in place for 2012 to state "If your boat is included as part of a rental of your Dollar Point property, or any way is eligible for use by your tenants, it is not eligible for participation in the buoy lottery. Use of the buoy field is for homeowners, not commercial activity." Motion carried.**

6. Staff Incentive Plan

Nathan reported that the incentive plan for cleaning the bathrooms by staff at the pool is in place and working very well.

**It was moved by Andy Schaefer and seconded by Bard Wilmar to continue the incentive program. Motion carried.**

### **Attorney's Report**

1. Update on State Lands Lease and Beach Fencing

Dean discussed the letter he sent to Phil Olsen, Esq. regarding the fences at Dollar Point beach. Phil Olsen had threatened to cut back the fences himself. Dean assured him that the fences would be cut back tomorrow, July 28<sup>th</sup> by Tahoe Fence Company. Once the fences are cut back he will inform State Lands Commission.

2. Update on Leydecker Agreement

Dean explained the changes made to the Agreement, as discussed at last meeting, and it is ready to be signed by Anita and notarized.

**It was moved by Bard Wilmar and seconded by Steve Snow to approve the Agreement as revised. Motion carried.**

3. Membership Rules

Rules #5 and #6 were discussed. A committee will be assigned and the decision will be tabled for a meeting in the fall.

4. Harris Encroachment

Dean presented a draft letter to Mr. Harris. The Board acknowledged that Mr. Harris has not removed his improvements on DPA's property as was requested of him previously. The letter was approved subject to the suggested changes, and will be signed by Anita and mailed.

5. Engagement Agreement from Employment Law Firm

Dean distributed an Engagement Agreement to retain Littler Mendelson to provide legal services in the area of employment law. The Board determined that this is unnecessary and asked for an invoice for current charges be provided for payment.

6. Tennis Contract

Anita questioned that the contract states that Greg Felich is allowed to teach lessons to non-members outside Dollar Point. Dean explained that Dollar Point members and their houseguests and renters shall have priority over non-members, but this has always been allowed in the past. This 2011 Tennis Contract has been approved. No further discussion at this time.

### **Executive Session**

The Board adjourned into Executive Session at 5:00 p.m. to discuss personnel issues. The regular meeting reconvened at 5:40 p.m.

### **President's Report**

1. Annual General Meeting – July 30, 2011

Discussion was had about the reports for the AGM this Saturday. All reports will be submitted to Debbie to be included in the AGM minutes.

2. Lot 256 – 122 Mammoth Delinquent Dues

Debbie reported that this is the only delinquency at this time for 2011. The property is in escrow and the delinquent dues will be paid at close of escrow. The current owner has not requested a waiver of the late fees. Bard reminded the Board that only the President and Treasurer have the

power to approve a waiver if requested by the homeowner provided they have not been granted a waiver in the past five years.

### **Finance Committee Report**

1. Update on Budget Spreadsheets

Bard and Andy will meet to further discuss the budget. Debbie informed the Board that McClintock is currently working on the 2<sup>nd</sup> Quarter Financials and will provide reports thereafter.

### **Old Business**

1. Update on Swim Platform Insurance

Earlier in the meeting this item was discussed. Insurance will be put in place for the remainder of this season, and upon confirmation, the swim platform will be put in the water.

2. Tennis Contract

This item was also discussed earlier under Attorney's Report.

3. Committees

Lud explained that he would like committees formed. The Board agreed to discuss the necessary committees after the election of officers at next Board meeting.

4. Signs

Debbie reported that all the signs have been delivered, and they will be put up at the beach when the fences are down.

### **New Business**

1. Tahoe Lakefront Owners' Membership

Debbie distributed the information on the membership. The cost to join is \$1,000 per year. Bard recommended that DPA join it provided we get a full year's membership. The Board agreed to join the Tahoe Lakefront Owners' Association. Debbie will contact Jan Brisco to inquire how the membership works.

### **Set Date for Next Meeting**

The date for the next Board meeting will be scheduled for Friday, August 19, 2011 at 2:00 p.m. after the annual meeting to elect the officers of the Board.

### **Adjournment**

**It was moved by Lud Spolyar and seconded by Andy Schaefer to adjourn the meeting at 6:00 p.m. Motion carried.**