

Dollar Point Association
Board of Director's Meeting
Dollar Hill Professional Building
3000 North Lake Blvd., Suite 4, Tahoe City, CA
June 18, 2013
Final Minutes

1. Call Meeting to Order

President Andy Schaefer called the meeting to order at 10:05 AM. A quorum was established. Board members present were Andy Schaefer, Steve Snow, Mitch Packard, and Carol Wilmar. Lynn Thompson arrived shortly thereafter, and Doug Greenwood arrived at 11:50 AM. Also present were Dean Headley, Legal Counsel, and Debbie Wolf, Office Manager, who took the minutes. Guests present were Jean-Marie Kelly, John Kelly, Craig Miller, B.J. Miller, Lolly Kupec, and Jean Stowell. Kerry Bannon, Recreation Supervisor, arrived at 12:15 PM.

E-Mail Action

It was moved by Steve Snow and seconded by Mitch Packard to ratify email votes to (1) approve the 2013 security contract in the amount of \$822.56 per month; and (2) to approve the Semmen's beach party on June 23, 2013. Motion carried unanimously 4-0. Lynn and Doug were not yet present.

2. Approval of Draft Minutes from May 2, 2013 Meeting

It was moved by Steve Snow and seconded by Carol Wilmar to approve the May 2, 2013 minutes as presented. Motion carried unanimously 4-0. Lynn and Doug were not yet present.

3. Brief Summary of Actions since May 2, 2013 Meeting

a. Expenditures

The Board was provided a printed list of all expenditures since the last meeting.

4. Dollar Point Entry Proposal

Jean-Marie Kelly distributed a proposal for a re-design of the entryway to Dollar Point after all introductions were made with the Board of Directors and guests present. She read a statement listing concerns she and other homeowners, including non-members, have about the entryway to Dollar Point at Dollar Drive and Highway 28. Lolly Kupec, a designer hired by Jean-Marie Kelly's group, outlined a proposal to alter the existing entryway in several ways, including replacement of the existing wall and lighting features, the addition of a median strip on Dollar Drive with planting (which would require a water line under the street from the pool area), placing the overhead utility lines underground, and putting crosswalks and a new stop sign at the intersection of Dollar Drive and Observation. An illustration of how the proposed new entryway would appear was passed around. Lolly described conversations she had with county officials concerning the entryway and the proposal to make significant changes. Costs were estimated at \$100,000, but no specific numbers were available since it was the intent to provide those specifics from bids after receiving the Board's support. After subsequent discussion, the Board unanimously voted not to support the entryway changes as it is not in the best interests of the Association and use of its resources at this time. The Board directed Andy as the Board President to follow-up with Jean-Marie in writing by letter.

It was moved by Mitch Packard and seconded by Steve Snow to direct Andy Schaefer to draft a letter to Jean-Marie Kelly to inform the group that the Board does not support pursuing the changes to the entryway as in the best interests of the Association and its resources. Motion carried unanimously 5-0. Doug was not yet present.

5. Chinquapin

a) Letter from Debbie Nicholson

The letter to the Board dated May 25, 2013 from Debbie Nicholson stating that she is against the project at Chinquapin at the end of Edgewater was noted.

b) Call from Kathy Payne

Andy described a call he received from Kathy Payne, President of the Chinquapin Board, concerning a proposal to sell a lot of Chinquapin property at the end of Edgewater. She asserted the timing for a discussion was premature since the project was still being put together as a formal proposal. Andy said he told her the DPA Board had no opinion on the project since the Board had no real information on which to base support, opposition, or neutrality. The assertion in the Chinquapin newsletter from April 2013 that the leadership of Dollar Point anxiously awaits the project came up and Andy told her it was misleading and inappropriate since the Board had no actual position and nobody had asked what the Board's position was.

After some discussion, the Board directed Andy as the Board President to follow-up with Kathy Payne in writing by letter to make clear the DPA Board does not have a position on this; consequently the assertion in the newsletter was false, misleading and inappropriate, and the Board would prefer written documentation of the proposal instead of an oral presentation, should Chinquapin wish to provide information on the project to the DPA Board. In addition, the Board directed Andy to include a request that Kathy Payne share the letter with the Chinquapin Board and membership to correct any misunderstanding created by the assertion of the newsletter.

It was moved by Steve Snow and seconded by Lynn Thompson to direct Andy to write the letter to Kathy Payne as stated above. Motion carried unanimously 6-0.

6. Operations Update

a. Wristbands at the Beach

Kerry Bannon discussed a proposal from her and Carrie DeMange for paper wristbands at the beach. The Board consensus was not to use wristbands.

b. Loaning of Cards to Locals for Tennis/Pool Use

The periodic problem of members loaning cards to local Tahoe people for use of the facilities in violation of the rules was discussed, and Kerry agreed to propose a protocol for how staff should handle such situations to be discussed at the next meeting.

c. Juan's Departure and Jorge as a Replacement

Juan's departure and the acceptance of Jorge as his replacement for the handling of various maintenance tasks was noted.

The need for a new paddleboard rack was discussed and the Board approved a plan for Steve, in conjunction with Kerry, Carrie, and Jorge, to design, build and install a rack.

It was moved by Steve Snow and seconded by Mitch Packard to approve the paddleboard expenditure not to exceed \$4,000.00 to be paid from the capital reserve account. Motion carried unanimously 6-0.

d. Water Aerobics Instructor

Kerry reported that she has found a certified instructor and therefore water aerobics may start in July. Dean Headley will check with our insurance agent, Larry Lapkin, to see if the situation is covered by our existing policy and, if not, Dean will work with Carol and Kerry on a solution to resolve liability issues.

7. Update on Pier Project

Steve reported that he has three bids for the pier project described in earlier meetings, two quite similar and one which was somewhat lower. The lower bid was not for quite the same proposal, so Steve will work to have the last one revised to make the proposal project equivalent to the others to have it be comparable. He will bring the bids to the next Board meeting.

8. Fiscal Issues

a. Fence Painting Project

Mitch reported that two proposals were submitted for painting the fence at the upper recreation area. After discussion of Andy's written comparison of the two bids, Sierra Rainbow's proposal was accepted.

It was moved by Andy Schaefer and seconded by Doug Greenwood to approve Sierra Rainbow's painting proposal. Motion carried unanimously 6-0.

b. Proposals for 2013 from Recreation Supervisors

The improved camera was discussed again and the Board's consensus was not to change the camera at the beach. Doug talked about the lock system, stating that the internet still needs to be resolved. This item will be on the agenda for the next Board meeting.

c. Reserve Study Update

Andy distributed a spreadsheet providing an update to the reserve study numbers. Specifically, the spreadsheet shows items left out of the original study and the associated added dollars needed to be added to the amount that was set aside each year as well as the expected expenditures in the coming years for those items through 2025. Andy cautioned the Board that he is not a CPA and the methodology probably could be improved on but the spreadsheet is a start and still provides a good sense of how serious the study's omissions are.

d. Reserve Issues

At Andy's suggestion, after a brief explanation and discussion, the Board voted to direct Debbie to (1) transfer the money to the reserve accounts from the operating accounts as specified in the budget adopted for 2013, and (2) pay for projects authorized from a reserve account whenever possible, and, when the banks' limit on three checks per month is reached, to delay payment until the following month unless immediate payment is necessary, in which case payment should be made from the operating account with a subsequent reimbursement from the appropriate reserve.

It was moved by Andy Schaefer and seconded by Mitch Packard to direct Debbie to move the monies as described above. Motion carried unanimously 6-0.

9. Changes to Rule #3

A recent foreclosure sale was discussed in relation to payment of transfer fees and late fees for dues. The Board determined no changes to the rules were necessary.

10. Bylaws Changes

Andy reported on the ongoing process of the proposed changes by the Bylaws Committee. Some of the language needs to be rewritten. The Board consensus was to move forward with a limited number of changes to include the expenditure authority proposal as well as some others which do not require further discussion and work. Remaining Bylaws changes will be considered for inclusion in the 2014 annual meeting. Lynn and Dean will put together the package for the annual meeting mailing to fully inform the members, and Andy will assist them as possible. The deadline for the mailing is the end of June.

It was moved by Andy Schaefer and seconded by Mitch Packard to proceed with selected sections of the Bylaws to present to the membership as recommended by the Bylaws Committee. Motion carried unanimously 6-0.

11. Interim President

The proposed Bylaws change requiring appointment of an interim president was not selected to be presented this year at the annual meeting to the membership, and therefore this item was not taken up.

12. Annual Meeting

The annual meeting was discussed in terms of what necessary preparation was needed at this time.

13. New or Other Business

a. Beach Reservation Fee Increase

Discussion was held about the beach reservation fee increase that was recommended by Steve and Lynn. Debbie reported the new beach reservation form is available on the website.

It was moved by Mitch Packard and seconded by Steve Snow to approve the increased fees for certain beach reservations as outlined on the new beach reservation form. Motion carried 5-1, Andy opposed.

b. Tennis Contract

The tennis contract was approved with a new rollover provision to avoid the need to renew and re-date and print the contract each year. The Board made some changes and Andy will sign the revised contract as soon as he verifies the changes are made as the Board directed.

It was moved by Steve Snow and seconded by Mitch Packard to approve the tennis contract as amended. Motion carried unanimously 5-0. Lynn left the meeting at 2:30 PM prior to this vote.

c. Trees

Mitch reported on the meeting with the TRPA representative at the beach area and lower tennis courts for removal of several trees for various reasons, including damage to the lower tennis courts, damage to the parking area, disease, and forest management. All trees subject to removal were marked by TRPA.

It was moved by Mitch Packard and seconded by Carol Wilmar to accept the proposal from Peak Landscape to remove the trees and this expenditure will come out of the operating budget. Motion carried unanimously 6-0. Lynn was present for this vote.

d. Art and Wine Event

Carol reported she needs authorization for expenditures for this event scheduled on Wednesday, July 17, 2013. Discussion was held regarding prior year's costs, vendors, and the plans for 2013.

It was moved by Andy Schaefer and seconded by Mitch Packard to approve hiring the caterer and purchasing the wine not to exceed \$2,500.00 and this expenditure will come out of the homeowners' activities portion of the operating Budget. Motion carried unanimously 5-0. Lynn left the meeting at 2:30 PM prior to this vote.

14. Executive Session

The Board adjourned to Executive Session at 3:30 PM to discuss personnel issues.

15. Adjournment

The next meeting will be scheduled for July 17, 2013 at 10:00 AM.

It was moved by Carol Wilmar and seconded by Mitch Packard to adjourn the meeting at 3:50 PM. Motion carried unanimously.