

**Dollar Point Association**  
Board of Directors Meeting  
Dollar Hill Professional Building  
3000 North Lake Blvd., Suite 4, Tahoe City, CA  
June 29, 2015

Final Minutes

**1. Call Meeting to Order**

President Mitch Packard called the meeting to order at 11:05 AM. A quorum was established. Board members present were Mitch Packard, Pat Cala, Debbie Nicholson, Carol Wilmar, Lynn Thompson, Steve Owles, and Peter Newell. There were no members absent. Others present were Debbie Wolf, Association Manager, who took the minutes, and Dean Headley, Legal Counsel. Guest present was Kay Manovich.

Email Action

The following email action was acknowledged and recorded: 1) Board approved A Plus Lock & Glass Service's bid in the amount of \$13,354.00 for the new gate lock system, which includes three wooden screen doors and closers for pool building. It was duly noted that Lake Tahoe Lockshop withdrew from the gate lock project on May 6, 2015.

**2. Approval of Draft Minutes from April 30, 2015**

**It was moved by Pat Cala and seconded by Steve Owles to approve the April 30, 2015 minutes as presented. Motion carried unanimously 7-0.**

**3. Tennis Committee Report**

a. Pickle Ball Court

Kay Manovich was present to discuss adding a pickle ball court to DPA. The report by the Tennis Committee was distributed and reviewed. Debbie Nicholson reported that after the last board meeting, the consensus seemed that taking a tennis court out of service, or putting lines on a tennis court for dual use, has drawbacks that make pickle ball within existing tennis fences inappropriate and unworkable. She explained that the committee agrees with that assessment. The Tennis Committee recommends a temporary, test case court could be set up at the cul-de-sac at the lower tennis court parking lot to assess the interest in the game. The dumpster would need to be moved forward instead of along the farthest back side. There would also be a daily time limit set for the pickle ball use because players would need to move to allow cars to move in and out of four of the spaces, or the four spaces could be closed during the hours of pickle ball play. Depending on the interest, we could look for a more permanent solution.

Kay asked about using a tennis court and discussed how it has been set up at the Mission Hills Country Club. She explained that it is the size of half a tennis court with markings in orange. She said it is a cross between ping pong and tennis and can be played by people of all ages. Dean Headley commented that the tennis pros are against using a tennis court for pickle ball because the tape can be very slippery and the game is loud and distracting to tennis players. He said that there are pickle ball courts at Kilner Park on the West Shore, and at Ride Out, and at the base of Squaw Valley. Kay thanked the Board and Tennis Committee for their consideration and said that exposure would bring interest. She left the meeting at 11:30 AM.

Mitch suggested bringing this item up at the AGM with a raise of hands to show interest in pickle ball. Debbie Nicholson would like to further evaluate it, and, if the membership shows a

strong interest, consider something permanent in the future. Other locations were discussed, such as at the upper lawn area near the bocce ball and putting green.

**It was moved by Debbie Nicholson and seconded by Mitch Packard to authorize up to \$500.00 to purchase portable pickle ball net, paddles, and whiffle balls to set up a temporary court at the Edgewater cul-de-sac after the 4<sup>th</sup> of July with minimal hours for play. Motion unanimously passed 7-0.**

#### **4. President's Report**

##### **a. AGM – July 25, 2015**

The agenda for the annual meeting was reviewed, and Carol suggested changing the order of a few items and having the League to Save Lake Tahoe present at the end. The Board agreed. Debbie will ask them to attend at 4:45 PM.

##### **b. Rimmel Wilson**

Debbie Wolf explained that a pre-payment was made in the amount of \$1,000 for Rimmel to play at the AGM. In light of his passing, the Board consensus was to have Kerry prepare a play list of his recorded music with light jazz. Debbie Nicholson will prepare a draft letter to request the return of the \$1,000 payment from his family.

#### **5. Nominating Committee Report**

##### **a. Recommendation for Board Candidates**

Lynn Thompson reported that the Nominating Committee's recommendations for nominees are the two incumbents, Pat Cala and Steve Owles, and our third candidate is Pat Tweedy. Pursuant to the Bylaws Section 6.2, the committee unanimously nominates these candidates. However, another member, John Casaudoumecq, expressed interest in running. Lynn referred to the Bylaws Section 6.2 para.2 regarding John's request to be included in the election process.

Debbie Nicholson further explained that the Nominating Committee put a lot of work into this recommended slate and believes the incumbents and Pat Tweedy to be solid candidates. Pete asked why do we hold an election if not all interested members are included on the ballot? Dean explained that the tradition and history of DPA has been to hold uncontested elections, but according to the Bylaws, we are required to hold an election to allow the members to elect the directors. Pete asked if we could just appoint the directors. Dean stated that the Bylaws require the members to vote for their directors.

Lynn explained that the committee does not want to risk losing our valuable incumbents and Debbie Nicholson stated she believes that the membership is entitled to be advised of the Nominating Committee's recommendation. Lynn distributed a copy of Section 6.2 of the Bylaws for the Board's review. Lynn directed the Board's attention to the language in the 2nd paragraph of 6.2 which states: "...any Member present in person or by proxy at a meeting in which a director or directors are to be elected may place a name in nomination at the meeting prior to the vote." This section of the Bylaws does not require any such Member's name to be included on the ballot, but does require the Board provide for a reasonable opportunity for nominees to communicate their qualifications and reasons for candidacy to the Members and to solicit votes..." Therefore, the committee believes that John Casaudoumecq's candidate statement should be included in the packet and his name be included on the ballot.

Steve Owles acknowledged that the Nominating Committee has done due diligence. After further discussion, the Nominating Committee agreed to include John Casaudoumecq on the ballot.

**It was moved by Mitch Packard and seconded by Debbie Nicholson to accept the Nominating Committee's recommended slate for the incumbents and Pat Tweedy. Motion passed unanimously 7-0.**

**It was then moved by Mitch Packard and seconded by Debbie Nicholson to include all candidates, with other candidate John Casaudoumecq, to the ballot. Motion passed unanimously 7-0.**

**It was moved by Carol Wilmar to include all candidates with a random draw or an alphabetical order of candidates to appear on the ballot. This motion did not pass.**

The Nominating Committee recommended the order of the candidates to appear on the ballot as incumbents Pat Cala and Steve Owles to appear first, then Pat Tweedy, then John Casaudoumecq. Pete Newell asked for the incumbents to be on top, but a random draw for Pat Tweedy and John Casaudoumecq. Debbie Nicholson and Lynn Thompson, members of the Nominating Committee, did not agree. Steve Owles spoke up about being at the top of the ballot as an incumbent. He believes he's worked hard for two years and does not want to be listed on the bottom of the ballot in a random draw.

**It was moved by Debbie Nicholson and seconded by Mitch Packard for the ballot to appear in this order and manner: Pat Cala and Steve Owles (incumbents/nominating committee recommended); Pat Tweedy (nominating committee recommended); John Casaudoumecq. Motion passed 5-2.**

Lynn and Dean explained this is a contested election requiring the secret ballot procedure because there are more candidates running for election than there are seats available. The Board agreed to proceed with sending the membership packet to the members as we have always done in the past. Additional steps will be taken to secure the privacy of the ballots.

## **6. Beach Committee Report**

### **a. Status of Projects**

Steve reported that Matt Daniels ran out of time to do the retaining wall and umbrella stands before the busy summer season. These projects will be completed in the fall. The Board discussed putting a ladder on the west side of the pier rather than at the end of the pier. Installing the ladder was tabled at this time.

### **b. Boston Whaler Repairs**

Kerry had reported problems with the Boston Whaler motor. Steve will look at the Whaler and make a recommendation for repair.

## **7. Other Business**

### **a. Homeowner's Comments**

Debbie Nicholson reported that she spoke with Lud Spolyar who shared ideas he would like to see put in place in the near future. Lud would like pictures of the staff and the board members available at the pool. He wants to make sure the sign-in sheets are tallied for rental properties. The paint is peeling on a lot of the fire hydrants in the subdivision, and he would like the Board to contact TCPUD. Also, he expressed concerns about the DPA roads being in poor shape and would like the roads repaved. The Board acknowledged that they are county roads. Lud also thinks it is time to do a member survey again. Other social events at the pool were discussed such as Wednesday Family BBQ's and ice cream socials. Carol explained that the Wednesday

BBQ's are not heavily attended, but they are going to plan a family fun night on July 29<sup>th</sup> to see if there is any interest. She encouraged the board members to attend.

b. Homeowner's Request for Memorial Bench at Beach

Debbie Wolf reported that Chris Grainger has requested permission to place a memorial bench at the beach on the grassy area left of the beach gate with a viewing of the lake. It would be in honor of his parents who have been homeowners at Dollar Point since 1974. His father passed away a few weeks ago, and his mother is 96-years-old. His father was handicapped, lost a leg in WWII, and could not enjoy the Dollar Point beach, but loved sitting in this spot overlooking the lake. Chris does not want to have a plaque, but the bench would be engraved to say "in loving memory of Don and Louise Grainger." He is suggesting high quality granite, but will agree on a style with the Board. He and his family would have it installed and maintain it.

The Board discussed options for this request. Debbie Nicholson suggested having an application process that would be customized for DPA. It could be a five-year agreement that would be re-evaluated every five years. Further discussion was tabled to the next Board meeting.

c. Action Items

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

**8. Next Meeting Time and Adjournment**

The next meeting date will be scheduled within 30 days after the AGM.

**It was moved by Mitch Packard and seconded by Lynn Thompson to adjourn the meeting at 2:25 PM. Motion carried unanimously 7-0.**

The Board acknowledged and thanked Lynn Thompson for all her hard work and dedicated service on the Board for the past six years.

**ACTION ITEMS**

1. Debbie Nicholson will order a pickle ball set on-line to temporarily set it up in the beach parking lot cul-de-sac.
2. Debbie Wolf will contact TTSD to move the dumpster to the beginning of the beach parking lot cul-de-sac to allow for the pickle ball court to be set up.
3. Debbie Nicholson will prepare a draft letter to request the return of the \$1,000 payment from Remmel Wilson's family.
4. Debbie Wolf will prepare the proxy ballot as approved today and send the AGM packet to the printer for preparation and mailing.
5. Steve Owles will assess the repairs needed for the Boston Whaler.
6. Debbie N. and Debbie W. will research an application process for a memorial bench and customize it for DPA to be discussed at the next meeting.