

**Dollar Point Association**  
Board of Director's Meeting  
Dollar Hill Professional Building  
3000 NLB, Suite 4, Tahoe City, CA  
May 18, 2012  
Final Minutes

**Call Meeting to Order**

President Anita Ormsby called the meeting to order at 1:30 p.m. A quorum was established. Board members present were Anita Ormsby, Lud Spolyar, Andy Schaefer, Lynn Thompson, Bard Wilmar and Harry Dolden. Board member absent was Steve Snow. Debbie Wolf, Office Manager, was present and will take the minutes. Guest present was Sky Richardson.

**Landscape Committee Report**

1. Extra Landscape Work Proposals

Sky Richardson reported that he walked the property with Brian of Peak Landscape. The first project discussed was to take out the bark by the lawn adjacent to the pool deck and tie in the pathways. New landscaping where the trees were removed will be put in place to include large maple shrubs and lawn will also be added.

**It was moved by Bard Wilmar and seconded by Lud Spolyar to approve these landscape improvements as recommended by Sky Richardson and Peak Landscape on a time and material basis. Motion carried unanimously.**

Discussion was held regarding the play area steps at the pool – whether to retain it or leave it like it is. An estimated cost to retain it would be \$1,260.00. Sky suggested waiting on this expense and maintaining it the way it is, but take out any hazards in the area. It was the consensus of the Board to approve Sky's recommendation.

The next item discussed was capping the top and sides of both bocce ball court and shuffle board courts. The estimated cost would be \$4,123.00.

**It was moved by Andy Schaefer and seconded by Bard Wilmar to only cap the top of the shuffle board court and protect the sides, and cap the tops and sides of the bocce ball court. This capital expenditure is not to exceed \$3,000.00. Motion carried unanimously.**

The next item is the pool entry irrigation. Sky explained that it is on one zone currently. The lawn is tied into the other one. The recommendation is to split the two zones for the front lawn and the back lawn, and Sky explained that this should be done now. The Board approved this expense for \$1,700.00.

2. Removal of Trees at Tennis Courts

Discussion was held about removal of tagged trees at both upper and lower tennis courts as proposed by Dean Headley. Bard explained that shade is the main issue. By late August there is shade on the lower courts, and a lot of debris from the trees falls onto the tennis courts. Two of the trees proposed to be removed would require TRPA approval. The other trees are at the upper tennis courts. One would require TRPA approval and one smaller one would not.

After further discussion, the Board approved removal of one small lodge pole tree at the upper courts by the horseshoe pit and only one tree marked at the lower tennis courts that would not require TRPA approval. Sky gave an estimate of \$200 - \$300 to remove one tree at the beach and one at the pool. The other proposed trees are subject to further consideration in the fall.

### **Ratification of E-Mail Actions**

1. Proposal from Toot Joslin re: construction of chemical room and pool chemical system in the amount of \$10,775.00 – Board approved (5 yes votes, 2 abstentions)
2. Proposal from Michael Johnson re: removal and replacement of concrete at pool area in the amount of \$6,845.00 – Board approved (4 yes votes, 3 abstentions)
3. Proposal from Toot Joslin re: replacement of pool ladder rails in the amount of \$3,200.00 – Board approved (5 yes votes, 2 abstentions)

**It was moved by Andy Schaefer and seconded by Lud Spolyar to ratify the email actions as noted above. Motion carried unanimously.**

### **Approval of Draft Minutes dated April 20, 2012**

**It was moved by Lud Spolyar and seconded by Bard Wilmar to approve the draft minutes dated April 20, 2012 as amended to include the approved language for the changes to Rules 5 and 6. Motion carried unanimously.**

### **President's Report**

1. Newsletter Articles  
Discussion was held regarding the upcoming newsletter. It was the consensus of the Board to produce two newsletters per year; one prior to Memorial Day weekend around May 15<sup>th</sup>, and the other in November (the 15<sup>th</sup> or the 30<sup>th</sup>).
2. Memorial Day Weekend Opening  
Kerry Bannon and Carrie DeMange, Recreation Supervisors, stopped in briefly to discuss the opening of the facilities for Memorial Day weekend. The staff has been hired and they provided all paperwork for payroll. Problems with the gate card system and member cards were discussed. Lightning Lock and Key will be contacted for a service call on the gate card system. The facilities are ready for opening on Memorial Day weekend.

### **Finance Committee Report**

1. Budget for 2012 through April  
Andy's report was distributed and he explained the budget process. Debbie was directed to move monies between bank accounts as specified in the Pro Forma Budget.

### **Beach & Pier Committee Report**

1. Pier Improvement Proposals  
Steve Snow was available by speaker phone for this discussion. He reported that he purchased bumper material that will be placed on the pier piles vertically and on the edge of the dock horizontally. Bill will work on this project. Steve explained that other options can be considered in the future such as the cat walks as previously discussed.
2. Swim Platform and Ladder  
The Board agreed that it is their intention to put it in the water. Debbie will check with Larry Lapkin as to the procedure for getting the insurance in place. Steve has purchased a strong ladder for use with the platform, and it was retroactively approved by the Board. Steve reported that there is enough water for it to be placed in the lake at least through August. Andy explained that it needs safety repairs. The non-skid surface needs to be replaced. Steve will work with Bill on the repairs.

3. Kayak Racks

Steve reported that this year was a record number of kayak applications. Paddleboards are very popular and a different storage system for them will need to be considered. A better kayak racking system is needed in the future.

**Old Business**

1. Entry Lighting on Dollar Drive

Harry reported on the status of the entry lighting. He has been in touch with Liberty Energy to drop a 120 volt surface from pole on one side. Someone else will be contracted to do 30 feet of trenching in the rocks. Ed Beauchamp will have to mount the additional meter on a pedestal. Light fixtures will need to be repaired or replaced. Harry will continue to work with Lud, Liberty Energy, and Ed Beauchamp to get this accomplished.

**New Business**

1. Maintenance Contract

Discussion was had regarding Bill Poulton's workload. Steve discussed the organizational flow and that all maintenance requests should go through Debbie in the Association office. Lynn and Anita will talk to Bill regarding his billing process to help him be more organized and efficient. Bill needs to keep a more detailed daily journal of his projects. A work order system will be put in place. The Board will set his priorities.

**Adjournment**

The next Board meeting will be scheduled for Thursday, June 21, 2012 at 1:30 p.m.

**It was moved by Bard Wilmar and seconded by Andy Schaefer to adjourn the meeting at 4:45 p.m. Motion carried unanimously.**