

Dollar Point Association
Board of Directors Meeting
395 N Lake Blvd Unit B1, Tahoe City 96145
May 6, 2019
Final Minutes

1. Call Meeting to Order

Board President, Pat Tweedy, called the meeting to order at 10:40 AM. A quorum was established. Board members present were: Steve Owles, Debbie Nicholson, Pat Tweedy, John Casaudoumecq, Will Cogswell and Pat Cala. Board member, Dave Manovich, was also present by phone. Legal Counsel, Dean Headley, was also in attendance. Sara Barnes, Association Manager, took the minutes. Guests present were members Lud Spolyar and Cynthia Braga.

It is noted that the Board started the meeting in Executive Session at 9:30 AM to discuss litigation involving the Association. The Board remained in Executive Session to discuss 2019 employee compensation. The Board adjourned Executive Session at 10:35 AM.

Email actions acknowledged and recorded: *None*

2. Approval of Draft Minutes from March 21, 2019

It was moved and seconded to approve the March 21, 2019 minutes as modified. Motion carried unanimously.

3. Association Manager Report

Pool House Office Revamp

Sara reported that the office and break room were in the process of being repainted and that furniture for the office is scheduled to arrive later in the week with a planned move in immediately after. John reported that we received two bids for heating installation at the pool house. One bid, InMotion Heating & Plumbing, was much more appealing than the other, with both cost and timeframe. After a subsequent discussion with the pool contractor, Toot, it was determined that the pool heating boilers are scheduled for replacement in 2019 and that it would make financial and logistical sense to include the heat installation as part of the project. A revised bid including both the replacement of the boilers and heat installation was obtained from InMotion. There was discussion by the Board on whether additional bids should be obtained and it was determined that the Association would be at risk of losing the timing of getting on the schedule with InMotion, who had verbally committed to completing the project in the early fall before winter.

It was moved and seconded to approve the InMotion Heating & Plumbing revised bid as presented, including replacement of the pool heating boilers and installation of the heating. Motion carried unanimously.

Staffing and Facilities Opening Update

Sara reported that most of the staff from the previous season is returning for this summer and very little hiring will need to be done. It was also reported that the lower tennis courts are open for the season and the beach will be ready to open within the week. The snow melted quickly at the pool and the pool is on schedule to open on time.

MaxGalaxy Software Update

Sara reported that she has staff helping with setting up all of the member accounts in the new system and that the hardware for printing cards will arrive and be installed soon after.

4. Treasurer's Report

The Board reviewed the list of 2019 scheduled reserve expenditures from the reserve study. It was determined that the following items from the list should be replaced in 2019:

- Pool Heating Boilers
- Landscaping Bark
- Pool Lane Ropes
- Pool Bathrooms Water Heater
- Beach Webcam
- Horseshoe Backstops

5. 2019 Rules and Regulations & Access Control

Association member, Cynthia Braga, was in attendance and the Board authorized her to participate in the discussion of the proposed Rules and Regulations. She noted that she was in attendance to represent her views as both a member and employee of a vacation rental business, Tahoe Getaways, who manage multiple Dollar Point Association homes. She shared her views on the proposed Rules regarding short-term renter payment for use of the facilities. She believes the rules, as proposed, place all the financial burden on the homeowners and property managers and she didn't believe that it would help achieve the goal of reducing usage of the facilities. She recommended allowing the option for short-term renters pay for their use, rather than the owner be responsible for the payments. She also noted that the area property managers support the Association changes but would like the Board to consider giving a year's notice before implementation.

Pat Tweedy reported that she, and Association Manager, Sara Barnes, met with several of the local area property managers the week prior, to review the process for short-term renter payments. She noted that in the meetings, they were all in general agreement that they would like the Board to reconsider allowing the option of short-term renters paying for their own use.

Each Board member took a few uninterrupted minutes to give their thoughts on Access Control to date. Individual comments noted include:

- A slower rollout should be implemented than what has been proposed.
- The Access Control Committee did not get a chance to complete its work.
- There is a lot of agreement amongst the Board on access control.
- Lack of more notice to the membership is unfair.
- A concern for the staff this year.
- Recommended postponement until next summer.
- Acknowledgement that change will be hard regardless of when implemented.
- Acknowledgement that the Dues were raised for 2019.
- Concern over a need for additional revenue source for expenses.
- Overcrowding at the beach may be worse this year due to high water level.
- Reminder that there was a majority vote of the Access Control Committee in February to charge in 2019.
- Charging short-term renters directly should be an option.
- There is a fiscal responsibility to the two-thirds of the membership that don't rent to have short-term renters pay per use this year.

It was moved and seconded to delay charging a per-use fee to short-term renters to 2020. Motion failed 3-4.

It was moved and seconded to give members the option of allowing their short-term renter tenants pay directly at the office for use. Motion passed 6-1.

The Board reviewed, discussed, and made changes to the proposed 2019 Rules & Regulations.

It was moved and seconded to adopt the February 21, 2019 Access Committee Meeting definitions as revised as part of the 2019 Rules & Regulations. Motion passed unanimously.

It was the consensus of the Board to allow members and their family members free access of up to 12 persons per day total.

It was the consensus of the Board to have members register their houseguests with the DPA office in advance. Houseguests will be admitted free of charge so long as they have a member photo ID card and are pre-registered with the office by the member.

It was the consensus of the Board to allow members to relinquish their access privileges to their long-term renter tenants.

There was additional discussion on much of the Access Control portion of the proposed Rules & Regulations. The proposed revisions will be circulated to the Board by email for further review.

6. Next Meeting Date and Adjournment

The next meeting date will be determined by email poll.

It was moved and seconded to adjourn the meeting at 2:50 PM. Motion carried unanimously.