

Dollar Point Association
Board of Director's Meeting
Dollar Hill Professional Building
3000 North Lake Blvd., Suite 4, Tahoe City, CA
November 7, 2013
Final Minutes

1. Call Meeting to Order

President Mitch Packard called the meeting to order at 1:10 PM. A quorum was established. Board members present were Mitch Packard, Lynn Thompson, Pat Cala, Doug Greenwood, and Steve Owles. Board members absent were Carol Wilmar and Steve Snow. Also present were Dean Headley, Legal Counsel, and Debbie Wolf, Office Manager, who took the minutes, and Andy Schaefer, member of the Fiscal Committee.

Email Action: The Board ratified the email action to approve the expenditure for work at the beach pathway border using steel estimated cost to be \$7,580.00, and repair of the retaining wall next to the beach bathrooms estimated cost to be \$2,300.00. Motion carried unanimously 5-0. This work is scheduled to take place this fall, but it was noted that the scope of the project has gotten bigger than anticipated. This will be funded from the Replacement Account.

2. Approval of Draft Minutes from September 19, 2013 Meeting

It was moved by Mitch Packard and seconded by Doug Greenwood to approve the September 19, 2013 minutes as presented. Motion carried unanimously 5-0.

3. Fiscal Committee Report

a. Operating Budget 2014

Pat distributed copies of the proposed 2014 budget. Andy and Pat discussed several items and made recommendations to the Board. The dues will not be increased in 2014 but it was noted that there may be a need for a dues increase in 2015. Proposals by the Recreation Supervisors and Peak Landscape were also reviewed.

It was moved by Doug Greenwood and seconded by Lynn Thompson to approve the budget presented by the Treasurer as modified by discussion. Motion carried unanimously 5-0.

b. Replacement and Capital Expenses for 2014

Lynn discussed the Improvement Proposals for 2014 as presented by the Recreation Supervisors in the September meeting. Each item was reviewed separately and included in the Operating Budget discussion. There were several replacement expenses approved and no capital expenses were noted. The gate lock upgrade was tabled until further research with technology upgrades is completed. The new pool gate was not approved at this time.

c. Landscaping Proposals and Contract Renewal

The Board approved the Landscape Maintenance Contract as proposed by Peak Landscape in the amount of \$41,126.00 per year for three years (2014, 2015 & 2016). Each season will run from May 1st through October 31st. This was included in the Operating Budget discussion.

No Landscape Extra Proposals were approved today. Consideration is contingent upon approval by Mitch after further discussion with Sky Richardson.

Additional defensible space on both sides of the path that leads to the beach and above the beach/barbecue area was approved in the amount of \$1,140.00.

4. Update on Pier Project

Mitch reported that there has been a delay in the project due to the new Trex material not matching the existing width of the asphalt pathway. The old walkways have been removed. Matt Daniels is constructing the adjustable catwalks in his shop. Steve Snow, Steve Owles and Mitch will continue to monitor the project. **It was moved by Pat Cala and seconded by Steve Owles to fund this project with 40% of the cost to be paid from the Operating Account at a maximum of \$20,000.00, and all remaining costs will be paid out of the Capital Fund. Motion carried unanimously 5-0.**

Andy left the meeting at 5:00 PM, and the Board thanked him for his hard work on the 2014 budget and working with Pat on the Fiscal Committee. Andy will also continue working on the Bylaws Committee with Lynn and Dean.

5. Other Business

a. Newsletter Articles

There was brief discussion regarding articles for the upcoming newsletter. The Pro Forma budget will be included with a statement from the Treasurer. Additional articles were also discussed.

b. Tree Removal Project – Liberty Utilities

Debbie reported that she was notified by Liberty Utilities that they will be managing the vegetation that has the potential to interfere with the high voltage power lines. Several trees on DPA property by the pool area have been marked for removal and/or trimming of branches. The Board acknowledged the tree work to be performed by Liberty Utilities with no objections.

c. Transfer Fee Rule

Dean Headley reported that he was contacted by a local realtor regarding the 195 Observation Trust. One of the four owners is selling his ¼ share interest in the property, and the requirement for the full transfer fee of \$2,500.00 is being questioned. Dean suggested charging 25% of the \$2,500.00 transfer fee for this property transfer. Dean and Lynn will review this further and work on additional language for the transfer fee rule.

d. Grimes Snow Removal Sign at Upper Tennis Courts

Debbie reported that Rob Grimes placed a sign on the upper tennis court fence advertising his snow removal business. Dean explained that this area has been used for a bus stop in the past but there are very few children who use it now. Rob Grimes has offered to plow the area for free. The Board discussed this issue and decided not to have the parking area plowed. Dean will contact Grimes with the Board's decision and tell him to remove his sign.

6. Executive Session

The Board convened to Executive Session to discuss personnel issues.

7. Next Meeting Time and Adjournment

The next meeting date will be scheduled by a poll of the directors in mid-January to early February.

It was moved by Mitch Packard and seconded by Steve Owles to adjourn the meeting at 5:30 PM. Motion carried unanimously 5-0.