

Dollar Point Association
Board of Director's Meeting
Dollar Hill Professional Building
3000 North Lake Blvd., Suite 4, Tahoe City, CA
October 14, 2014
Final Minutes

1. Call Meeting to Order

President Mitch Packard called the meeting to order at 9:15 AM. A quorum was established. Board members present were Mitch Packard, Lynn Thompson, Pat Cala, Debbie Nicholson, Steve Owles, Carol Wilmar, and Peter Newell. Others present were Debbie Wolf, Office Manager, who took the minutes, and Dean Headley, Legal Counsel. Guests present were John Casaudoumecq, Kerry Bannon, and Doug Greenwood. There were no email actions to acknowledge and record.

John Casaudoumecq, DPA member, was present to discuss his concerns with the Board regarding the increasing number of homeowners who rent their properties at Dollar Point and the wear and tear on the facilities by so many guests and vacation renters, and it was his concern that extra staff may be required to handle renters' needs. He discussed that those homeowners that rent their property are being subsidized by those who do not. He suggested additional fees for homeowners who actively advertise to rent their homes. The Board explained that it would be a difficult process to collect additional fees on a daily usage basis, but will confer and analyze this issue further. John also expressed concern that the capital reserves were inadequately funded, and suggested that future projects could be funded by increased revenue from rental properties. The Board explained that there is a current reserve study under review, and it is adequately funded for capital projects. John was given a copy of the reserve component (Section II of the current reserve study) to review.

John thanked them for allowing him to attend the meeting and listen to his concerns, and left the meeting at 9:35 AM.

2. Recreation Report

Kerry was present to report on the summer recreation and to present her proposals for the 2015 season. She explained that the gate lock system was a major problem this year. The system is antiquated, and there is very little technical support available. Lightning Lock & Key provided a proposal for a 4 Alarm Lock PDL 3000 26D Prox reader system @ \$1,547 each. The materials would cost \$6,188. The total proposal was \$6,922.10 including labor and tax. A second proposal by Lightning Lock & Key was for 5 Alarm Locks and included 5 hrs. labor to drill gate and new installation on gate for lock and strike plate, remove old locks, initialize and install 5 locks on 5 gates, etc. That bid total was \$8,765.13. Kerry explained that Charter would need to provide internet for the gate to the beach. The Board consensus was to continue research for a new gate lock system, obtain another bid, and to get Doug Greenwood's input after meeting with Charter Communications.

Doug arrived at 11:35 AM and reported that he and Robert Williams met with Charter Communications, and they will provide a proposal for the internet service at the beach to accommodate a new gate lock system. It needs to be determined if the Association has ownership of the conduits from the telephone pole to the beach house.

Kerry requested bonuses for a few of her employees who did an outstanding job this year. The Personnel Committee recommended a \$250 bonus for Jesse Chaney, Assistant Recreation Supervisor, and \$100 each for four additional employees.

It was moved by Mitch Packard and seconded by Debbie Nicholson to approve the bonuses as recommended. Motion carried unanimously 7-0.

Steve Owles provided a quote from Matt Daniels for Beach Improvements. The recommendation is to remove the 8 existing cement umbrella supports that are ugly and unsafe and replace them with 10 new and properly constructed supports. Kerry reported that the staff is constantly being asked to provide more umbrellas and requested a total of 12 new umbrella stands.

It was moved by Mitch Packard and seconded by Pat Cala to approve Matt Daniels' proposal in the amount of \$3,450 to include a total of 12 umbrella stands not to exceed \$4,200.00. Motion carried unanimously 7-0.

The next item discussed was the proposal to rework the volleyball court. This would involve a metal barrier around the perimeter of the entire court, the same as was done to the path, and new poles for the net. The cost would be \$9,375.00. The Board consensus was not to include the metal barrier around the perimeter which would cut the cost in half.

It was moved by Debbie Nicholson and seconded by Pat Cala to not include the metal perimeter and to obtain a new quote for the new poles for the net. Motion carried unanimously 7-0.

The retaining wall at the beach was discussed. Matt provided two options: 1) Replace only the section of the wall running parallel to the pathway 25' long. This section of wall is in pretty bad shape and definitely needs repair. The cost would be \$3,250.00; 2) Replace the 25' above and the remaining old wall up to the wall replaced last year for \$11,050.00. This item was tabled for further discussion at next meeting.

Steve Owles left the meeting after discussion of the beach improvements.

Kerry proposed a new design for the beach water fountain. She suggested moving the fountain so it faces away from the path and creating a larger wood platform for people to step off the path onto a teak shower floor tray. Jorge could build it, and the teak platform would cost approximately \$150 - \$200.00. The Board consensus was to approve this expenditure.

Discussion of the purchase of an ice machine for the pool was held. This item had been requested last year and it was not approved. Kerry stated that it would be very helpful for use with all the events at the pool. The Board consensus was to table a decision on this expenditure.

Pool Gate: Kerry reported that the hinges are breaking and she would like to eliminate the need for a door bell. The current gate is heavy, unappealing, and gets very hot in the sun. She proposed several design options that could be custom built for under \$2,000, using steel mesh so no one could reach through, with custom handle mounting system to meet needs for the lock system, customized to fit securely in the entrance that there is currently. The Board consensus was to approve this expenditure, but would like Steve Owles' input for selection of the proper design.

In House Maintenance: Kerry proposed two maintenance employees for daily maintenance projects. They would work split hours and be paid between \$13 - \$15/hr. She reported that Jorge does not complete projects as requested in a timely manner and seems to be too busy during the peak summer months with other properties. Mitch deferred decision on this issue to the Personnel Committee.

Kerry's final proposal was to update the pool furniture for general improvements, with a more modern style. She said that the old pool furniture could be moved to the beach to address the

constant request for more chairs at the beach. She proposed Tropitone furnishings and provided a quote sheet for the Board to review. The Board was in favor of updating the pool furniture as requested, but would like to see a few more quotes for final decision on this expenditure. Debbie Wolf reported that Browning Reserve Group did not include this item in the reserve study because they stated that it was an Operating Expense.

Kerry left the meeting at 11:30 AM. The Board thanked her for another great summer and told her she did a great job with her staff and the recreation activities.

3. Approval of Draft Minutes from August 14, 2014 Meeting

It was moved by Peter Newell and seconded by Carol Wilmar to approve the August 14, 2014 minutes as presented. Motion carried unanimously 6-0.

4. President's Report

a. Meeting with Placer County re: entryway

Mitch reported that he and Dean met with the County to continue discussion of what could be done to enhance the entryway. The surveys on both sides of the stone wall indicate that the walls are on the neighboring properties. Mitch suggested leaving the rock walls as is, possibly raising the lettering, and replacing the lights. Dryscaping was discussed. John Mitchell is overseeing the fence project on the highway, and Dean reported that he is waiting for a call back from him to discuss the use of CSA funds being used for improving the entryway. There are still a lot of questions to be answered. Dean will pursue this issue first by exploring the possibility of using CSA funds, and then working with the County on the scope of the project.

b. Firestone Property Development

Lynn reported that she spoke with Lane Lewis, president of the NTPUD, and he explained that nothing concrete has happened yet. Debbie Nicholson gave the history of the ownership of the property, and said there are deed restrictions, and she will get a copy of the grant deed. Dean shared the alert sent out by the Highlands Homeowners Association. Ray Garland is the president of the Highlands. Doug Greenwood explained that the October 28th meeting date is very important and encouraged everyone to attend. The Board consensus was to send out an email blast to the DPA members encouraging as many as possible members to attend this meeting. Debbie Nicholson and Dean Headley will come up with the language for the email blast.

5. Other Business

a. Request from John Kelly for DPA Mailing List re: undergrounding project

Pete reported that John Kelly is reactivating the undergrounding project and has requested a copy of our mailing list to inform DPA homeowners. Pete has agreed to be on this committee with John Kelly, John Siegel, and Mark Moore (non DPA member). This is not a Board appointed committee. The Board consensus was to provide the mailing list solely for this purpose. Debbie Wolf asked for further direction as whether to provide email addresses and phone numbers, and homeowners' information who have asked for their contact information not to be shared in the past. The Board agreed to only provide mailing addresses, no emails, and no phone numbers. Dean Headley will research the legal aspect of whether to provide the full membership list and will inform Debbie how to proceed.

It was moved by Mitch Packard and seconded by Debbie Nicholson to provide John Kelly with the DPA mailing list as stated above for a single use purpose for the undergrounding project. Motion carried unanimously 6-0.

Pete Newell and Doug Greenwood left the meeting at Noon. Debbie Nicholson left the meeting at 12:15 PM.

b. Request from Tahoe Luxury Properties

Debbie reported that Tahoe Luxury Properties send a request for permission to film Dollar Point amenities. They had asked to do it ASAP right when the facilities were being shut down for the season, and then agreed to table their request until the spring of 2015. The purpose of the video would be to highlight the unique Dollar Point amenities to potential home buyers, vacation renters, and other people interested in the Dollar Point Community. The Board consensus was to consider this request in the spring.

c. Letter from Gail Baker re: Storage Units on Properties on Skyland Way

The Board discussed Gail Baker's letter requesting the Board to take action against homeowners who have storage PODs on their property, namely two on Skyland Way. Lynn explained that the deed restrictions have expired, but there may be Placer County Zoning issues and other avenues to explore. Carol mentioned that the PODs are on private property. The Board consensus was that it is out of their jurisdiction to take action against homeowners for storage units on their private property. Debbie will inform Gail.

d. Letter from John Casaudoumecq re: homeowners that rent their DPA homes

This item was discussed earlier in the meeting.

6. Treasurer's Report

It was moved by Pat Cala and seconded by Carol Wilmar to transfer monies from the Operating Account to the Capital Reserve in the amount of \$12,500 and to the Replacement Reserve in the amount of \$113,391 as allocated in the 2014 Pro Forma Budget. Motion carried unanimously 4-0.

It was moved by Mitch Packard and seconded by Pat Cala to increase the document fee for transfers of membership from \$35 to \$50.00. Full transfer fees will be \$2,500 plus \$50 document fee; less than 50% transfers will be \$1,500 plus \$50 document fee if the transfer goes through escrow. If a homeowner informs of a less than 50% transfer and it does not go through escrow, the document fee will not be charged. Motion carried unanimously 4-0.

Pat distributed the proposed budget for 2015. After Board review and discussion, minor adjustments were made. The annual dues will remain at \$880.00. Pat asked everyone to review the reserve study for discussion at next meeting regarding capital reserve projects and replacement reserve projects for 2015.

It was moved by Mitch Packard and seconded by Lynn Thompson to approve the 2015 budget with changes as discussed. Motion carried unanimously 4-0.

Debbie reminded everyone that the approved 2015 budget will be included in the fall/winter newsletter, and all articles need to be submitted for the newsletter by mid-November. Also, per the Bylaws, the nominating committee needs to be assigned by November 15th.

7. Rules and Regulations 2014 Document

This item was tabled to a later meeting date.

8. Next Meeting Time and Adjournment

The next meeting date will be scheduled for a Thursday afternoon in mid-November by a poll of the directors.

It was moved by Lynn Thompson and seconded by Pat Cala to adjourn the meeting at 1:30 PM. Motion carried 4-0.