

dollar point

Observations

The official publication of the Dollar Point Association

WINTER 2015/16

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Dollar Point Observations is published by the Dollar Point Association for the benefit of its memberships. If you have any comments contact Office Manager Debbie Wolf by phone at 530-583-4487 or by email: info@dollarpoint.org.



Dollar Point Association

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President's REPORT

by Mitch Packard

Another year is about to pass in lovely Dollar Point! Your Board of Directors continues to work hard to ensure that Dollar Point continues to run smoothly and look great. Here's a brief list of the improvements, maintenance items, and current status of various areas and projects that we have worked on during the past year and upcoming projects for 2016:

Pool and Upper Tennis Area: The big news is the pool restoration project is now complete and the pool looks brand new! The Board is also looking into purchasing some new pool furniture – can't wait to see how everything looks in the spring!

Beach and Pier: We finished the repairs to the retaining wall and have installed new umbrella stands, which will add a few new umbrellas for next year. As I'm sure everyone is aware, the lake level is reaching very low levels this year – However, most of our buoys were useable this year, and with a little help from Mother Nature (El Nino please!) we hope to have more water in the lake next year.

There will be a staff change in 2016, as Carol Wilmar explains in her Pool Report. Kerry Bannon is leaving us as Recreation Manager, but we are confident that Jesse Chaney will do a great job as her replacement.

I'd like to acknowledge and thank the current members of the Board who spend countless hours working on behalf of the Association and certainly make my job as President much easier: Carol Wilmar, Pat Cala, Debbie Nicholson, Steve Owles, Pete Newell, and Pat Tweedy. We have a great group of owners serving on the Board. Of course, special thanks go out to Debbie Wolf, our Association Manager. She really is the one person who keeps everything functioning smoothly.

*Have a terrific holiday season,
and please,
Pray For Snow!!*

Reminders...

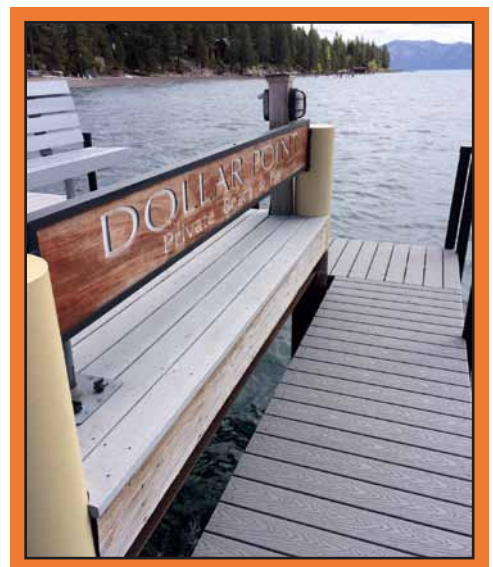
2016 Dues Payments

The 2016 annual dues remain at \$880.00. Invoices will be mailed after the first of the year. Please do not send your payment until you receive the invoice with the return mailing envelope to Plumas Bank. If you have changed your mailing address, please inform Debbie ASAP. Dues must be paid in full prior to March 31 to avoid incurring a late fee of \$250.00

2016 Buoy Lottery and Kayak/Paddleboard Rack Storage Application

The application packet will be mailed in mid-February to those who have requested it, and all completed applications and required documents need to be postmarked or delivered by Friday, March 18. Buoy applications received after that date will not be eligible to be included in the lottery and will be placed at the end of the waiting list. The buoy lottery will be held on or about April 1, 2016. If you have any questions please contact Debbie at 530-583-4487 or by email: info@dollarpoint.org.

All watercraft currently stored on the beach racks must be removed NO LATER THAN November 15. Thank you for your cooperation.



2016 Operating BUDGET & INFO

As required by the By Laws of the Association, below are:

- The 2016 Operating Budget, identifying the estimated revenue and expenses for 2016.
- A forecast of the Capital Reserve, which funds are used to construct new physical assets, both large and small, or to add operational infrastructure for new association services.
- A forecast of the Replacement Reserve, which funds are needed to replace existing association assets estimated in a 30-year reserve replacement study completed in 2011, updated in 2014, and again updated in 2015. The estimated useful life of major asset classes and estimated future replacement costs are presented in the table below. The entire study is available for review at the association's office, 3000 N. Lake Blvd., Suite 4, Tahoe City, CA 96145.

2016 OPERATING BUDGET

DUES OF	\$880
MEMBERSHIP OF:	525
REVENUE	
Dues	\$462,000
Initiation/Transfer Fees	\$30,000
Buoy/Rack Income less refunds	\$103,500
Other Income	\$3,075
XFR to Capital Reserve	(\$12,500)
XFR to Replacement reserve	(\$131,690)
TOTAL REVENUE (less Allocations to Reserves)	\$454,385

EXPENSES	
Staff	
Office & Maintenance	\$64,000
Pool, Beach, Pier	\$130,000
Tennis Pro Contract	\$8,000
Maintenance/Operations	
Landscaping	\$51,126
Recreation Area Repairs	\$2,200
Tennis Repairs & Supplies	\$3,000
Pier/Beach/Buoy/Boat	\$18,400
Gov. Fees (TRPA,SLC,DMV)	\$13,000
Pool	\$20,000
HO Activities/Annual Mtg.	\$15,000
Insurance	\$25,000
Legal Fees	\$10,000
Office Expenses	\$5,165
Newsletter/Mailings	\$7,000
Rent	\$4,560
Accounting	\$8,000
Taxes, Fees, Licenses	\$4,500
Professional Fees	\$1,500
Maintenance Supplies	\$3,500
Webmaster	\$1,000
Security Contract	\$4,000
Miscellaneous	\$1,900
Utilities	
Electricity	\$6,900
Telephone	\$4,800
Natural Gas	\$6,900
Water & Sewer	\$21,000
Waste Disposal	\$5,700
Contingency Amount	\$8,000
TOTAL EXPENSES	\$454,151
NET REVENUE/EXPENSES	\$234

CAPITAL RESERVE

Projected Balance as of 12/31/15	\$255,880
2016 Additions (and interest)	\$12,575
Total	\$268,455
Less forecast 2016 charges:	\$0
Forecast Balance 12/31/16	\$268,455

REPLACEMENT RESERVE

Projected Balance as of 12/31/15	\$529,816
2016 Additions (and interest)	\$132,590
Total	\$662,406
Less forecast 2016 charges: Painting, Fences, Landscaping, and Equipment	(\$87,750)
Forecast Balance 12/31/16	\$574,656

Summary of the 2015 Reserve Study

Component	Remaining Estimated Useful Lives (years)	Future Estimated Replacement Cost
Paving	1-19	\$94,802
Roofs	18-23	\$21,606
Fencing	1-15	\$195,306
Amenities	0-28	\$772,259
Buildings int./ext.	1-21	\$87,845
Equipment & misc.	0-10	\$110,011
Totals:	Total of 99 Items	\$1,281,829

By Laws Articles 11.1 and 11.2 Initiation Fees and Dues

The Board of Directors shall fix the initiation fee from time-to-time, which shall be payable with any application for membership.

The Board of Directors shall fix the amount of membership annual dues, which include the amounts set aside for the reserves. Annual dues shall be payable February 15th annually and shall be delinquent on March 31st annually.

All members should note:

1. The initiation fee to join the Dollar Point Association is currently \$25,000.
2. Annual membership dues remain at \$880.00 per year. Membership cards are deactivated if dues have not been paid in full by March 31st. Dues that have not been paid in full by December 31st will be considered delinquent and result in the immediate loss of membership, and an initiation fee will have to be paid to rejoin the Association.
3. The transfer fee for membership is \$2,500 (plus \$50 document fee) upon the sale or transfer of a lot or home by a DPA member. Each membership belongs to the lot; thus a transfer fee will be charged if a member wishes to transfer the membership from one lot to another. If a member transfers ownership of a lot or a home to son(s) and or daughter(s), the name on the membership can be transferred to the same individual(s) without a transfer charge.
4. Each membership has been issued two (2) gate cards. Extra cards are not available.

Request for updated **Member Info**

Many members have requested an updated membership directory so they can get to know one another better and easily communicate with fellow members. It has been more than six years since we updated our directory and now is the time. We plan to have a pdf version available on our website which members can access on their various devices, or print out on their own. We will also have a number of the directories printed and in the office available for pick up. Date available TBA, but we are targeting end of January, 2016.

So first, we need each of you to let us know if you want information included – and let us know by the end of this year. We also see this as an opportunity to make sure we have the most current contact information for our members. Do not hesitate to contact Debbie Wolf in our office to make sure we update the addresses, emails and telephone numbers.

If we do not hear from you at all, we will use your opt in/opt out choice and contact information that is currently in our DPA records. Unless you opt out entirely or limit the information that you wish to be published, the following information will be included in your listing as set out on the form on the back page of this newsletter:

The format will be similar to the “green books”. We will have members listed alphabetically by name, and a look up available based on street address. We will continue the useful numbers page. Lots of updates on all this information as you can imagine.

You may return your updates and opt in/opt out choice by mail, fax, email or telephone. See the reverse for details. So many options! So there is no excuse for not letting us know your updated info and what info we can include, if any, in the directory.

The Association will not share this information with anyone for commercial or any purpose other than Association business. All members are prohibited from using the information for commercial purpose or for any non-association purpose, and we will make this clear on the directory. We look forward to hearing from you by December 31, 2015.

Requested Information

REMEMBER . . .
You can opt-out of having some or all of your info published in the directory

- Member Names
Up to two per DPA address
- Mailing Address
Only one
- Dollar Point Address
- Telephone Numbers
Up to two per DPA address
- Email Addresses
Up to two per DPA address

Treasurer'sREPORT

by Pat Cala

Once again I am happy to report that we have had a very good year financially. Despite the low level of the lake there was still a lot of boat and kayak activity. These are both important parts of our operating income.

From our Replacement Reserve Account we were able to completely resurface our swimming pool – it is beautiful! We also repaired and replaced several buoys, replaced all of our gate locks, installed new irrigation at the upper tennis courts, replaced the motor for the Boston Whaler, did some additional work on the pier and finished the retaining wall at the beach (which was started in 2014).

Despite all of this work we still have a respectable balance in our Replacement Reserve account and the work planned for 2016 is not nearly as extensive.

Our Capital Reserve Account saw minimal activity this year – only new screen doors for the pool office. The balance in this account is also respectable.

The balances and expected activities for both of these Reserve accounts along with our operating budget for 2016 are included in this newsletter.

So again it does not seem necessary to increase our dues for 2016.

And a special thanks to Debbie Wolf, our Association Manager, for providing timely information to facilitate our accountings.

PoolREPORT



by Carol Wilmar

The improvements to the pool are complete, and it looks beautiful! Toot Joslin and his crew have done a wonderful job, and I, for one, can't wait to jump in next spring! I hope that those of you who've visited recently peeked through the fence to see how nice the facility looks now.

Many of you know that, after four years, Kerry Bannon resigned her position as our Recreation Manager to pursue other opportunities in SoCal. We'll miss her, but she'll be replaced by her second-in-command Jesse Chaney. Jesse has been with us for several years and knows how we operate, so I'm sure the transition will be smooth. He has our full confidence and support.

***That's all the news for now,
so pray for snow and have a great winter!***



Dollar Point Association
 PO Box 1490
 Tahoe City, CA 96145

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 96143

MemberInfoUPDATE

PLEASE REPLY BY YEAR END.

Please use a regular ball point pen (not gel tip), and print legibly.

Member Name(s) *Up to two per DPA address.*

Include in Directory

Do Not Include

1. _____

2. _____

Mailing Address

Dollar Point Address

Telephone Number(s) *Up to two per DPA address. Please specify home, cell and whose number.*

1. _____

2. _____

Email Address(es) *Up to two per DPA address. Please specify which name they belong to.*

1. _____

2. _____

Do not include any of my information in the directory

Please return this page to us by one these methods:

- 1. US Mail: PO Box 1490, Tahoe City, CA 96145
- 2. Fax: 530-452-2382

- 3. Scan & Email: info@dollarpoint.org
- 4. Telephone: 530-583-4487