

dollar point

Observations

The official publication of the Dollar Point Association

WINTER 2017/18

INSIDE

Defensible Space

page 2

Pool Report

page 2

Treasurer's Report

page 2

2018 Budget

page 3

Annual Dues

Buoy/Kayak/

Paddleboard Application

page 4

Dollar Point Observations

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



Dollar Point Association

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President's REPORT

by Steve Owles

It has been a truly exceptional summer season at Lake Tahoe and Dollar Point. After several seasons with the lake level very low, a full lake has been a very welcomed change. We never even had to lower the landings on the pier. The tradeoff has been a lot less beach, but a small price to pay for things to be normal again. Time now to get ready for winter.

The big challenge for the Association this year was the transition from Debbie Wolf to Sara Barnes as Association Manager. The Association was fortunate in that Debbie was well organized and was able to train Sara well in advance of her departure. The transition went very smoothly and as many of you may have discovered first hand, Sara is very qualified and a pleasure to work with. In the very tight and competitive Tahoe job market place, we were truly fortunate to have Sara join the DPA team. If you have not had the opportunity to meet Sara, you should try to do so.

In addition to adding Sara as Association Manager, Amy Ellis was brought on board as Recreation Manager. Having both a new Association Manager and Recreation Manager provided its own challenges but Amy was able jump right in, hire and train the staff, and get things done. Thanks to Amy and the rest of the Dollar Point staff for doing their part to ensure an enjoyable and safe summer at Dollar Point.

More good news, it was a summer season with no significant problems or issues! However, the one challenge the board is dealing with is the impact on the usage of the facilities by the growing number of rental homes in Dollar Point. To be sure, this is not unique to Dollar Point. As communicated to the membership, an Access Control Committee has been formed to evaluate the significance of this change. The committee has gathered information, including the responses from the member survey taken last spring, and has made recommendations to the Board. Based on these recommendations, the Board has decided the place to begin is by better controlling user entrance at the gates of the pool and beach. It

is evident, the way we have been managing entrance to the beach and pool facilities has been rather lax and the information gathered on those using the facilities is questionable. The Board believes improving how we manage entrance to the pool and beach facilities is essential to determining "next steps", and if any are necessary. This is likely to require some additional expense but is a necessity if we want to ensure those using the Dollar Point facilities should be doing so. Over the winter season, Sara, with help from the Access Control Committee, will be working on the development of a plan to implement in the spring. A special thanks to Pete Newell and the rest of the Access Control Committee for the time they've put into this project. Before leaving this topic, I would like to stress, from the Board perspective, this is not a renter vs. non-renter issue. It is simply recognition of the fact things are changing in Dollar Point and how we manage the facilities needs to change as well.

At the end of last summer, the Association was faced with some serious issues with the TRPA. Fortunately, with the help of Jan Brisco, our liaison with TRPA, the requirement of the Association to make changes to the paddle board and kayak storage racks was put on hold. Timing on what's next is anybody's guess but it is likely we will need to install screens to visually mask viewing the kayaks and paddle boards from the lake. How that is to be accomplished or what the time frame to get it done is yet to be determined.

A thank you to Peak Landscaping for another year of excellence in the maintenance of the Dollar Point grounds. The facilities always look great! Also, special thanks to Sky Richardson who volunteers his time to work with Peak help ensure Peak is getting the job done. As of now the only significant landscape project in the works is the removal of the willow stump encroaching upon the pool deck. This is a big project and will be done in the spring before the pool opens.

DefensibleSPACE



Expense Reimbursement Information

Earlier this summer, all Dollar Point Homeowners were sent a letter in regards to a defensible space grant program through the North Lake Tahoe Fire Department. Homeowners that have participated in the program can now contact Ron Carson at the NLT Fire Department, carson@ntfire.net, for assistance with obtaining their reimbursement for eligible expenses.

Treasurer'sREPORT

by Pat Cala

2017 has been another financially good year for our Association due to the fact that we had more initiation fees (new association members) and transfer fees (fees paid when homes are sold) than were anticipated.

Many of the expenditures from the Replacement Reserve Account were landscaping repairs due to the heavy winter snow. We also resealed the lower tennis courts and replaced the summer pool insulting cover. The balance in this account is very respectable.

The Capital Reserve Account purchased a handicap chair lift for the swimming pool. This account also has a very good balance.

We had a Reserve Study walkthrough done this year. This study tells us what assets need to be looked at and possibly replaced in the coming years. It also tells us how much money we should put into the Replacement Reserve Account in order to be able to meet the future requirements of the study.

The 2018 Operating Budget and Reserve Account Balances are contained in this newsletter. Please take the time to review them.

It is a pleasure to work with the Board of Directors and Sara Barnes, our Association Manager, to oversee the financial stability of the Dollar Point Association while maintaining a beautiful recreational facility.

Pool&Social CommitteeREPORT

by Carol Wilmar

Hello, everyone! We had a hot and crowded summer at the pool, but thanks to the patience and positive attitude of members, our events went off very smoothly! Thanks to our new supervisor Amy Ellis, and Ashley Bundy, her newly-married assistant! (Congratulations, Ashley!)

The Fabulous Fourth was bigger and better than ever! There were more activities and games, and even a jail! I sat at my usual place at the gate, and counted more visitors than ever.

Art and Wine was a bit more intimate this year, possibly because of the smoky air, but over 160 people enjoyed the art, wine, and appetizers. The annual meeting dinner turned out to be a very pleasant occasion; we

spread out the tables, and some people got so comfortable that they had to be asked to go home! Our usual activities, arts and crafts, water aerobics, and Fun Fridays were well attended. The salmon burgers went down especially well!

At the pool we do listen to members' ideas. Several of you mentioned occasional overcrowding on weekends and holidays. The board will spend the winter researching ways to make visits to the pool as pleasant as possible. The spring newsletter will report our findings and perhaps some changes in policy. In the meantime, pray for snow (but not too hard this year) and we'll see you at the pool next summer!

2018 Operating Budget and Information

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

- The 2018 Operating Budget, identifying the estimated revenue and expenses for 2018
- 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 2017.

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.

2018 OPERATING BUDGET

DUES OF	\$880
MEMBERSHIP OF:	529
REVENUE	
Dues	\$465,520
Initiation/Transfer Fees	\$37,500
Buoy/Rack Income less refunds	\$97,500
Other Income	\$4,115
XFR to Capital Reserve	(\$12,500)
XFR to Replacement reserve	(\$133,402)
TOTAL REVENUE (less Allocations to Reserves)	\$458,733

EXPENSES	
Staff	
Office & Maintenance	\$76,500
Pool, Beach, Pier	\$154,500
Tennis Pro Contract	\$8,000
Maintenance/Operations	
Landscaping	\$53,558
Recreation Area Repairs	\$0
Tennis Repairs & Supplies	\$1,500
Pier/Beach/Buoy/Boat	\$14,000
Gov. Fees (TRPA,SLC,DMV)	\$2,000
Pool	\$20,000
HO Activities/Annual Mtg.	\$13,000
Insurance	\$28,000
Legal Fees	\$6,000
Office Expenses	\$3,165
Newsletter/Mailings	\$7,000
Rent	\$4,560
Accounting	\$6,000
Taxes, Fees, Licenses	\$4,800
Professional Fees	\$1,500
Maintenance Supplies	\$4,500
Webmaster	\$500
Security Contract	\$4,000
Miscellaneous	\$3,000
Utilities	
Electricity	\$6,900
Telephone	\$3,800
Natural Gas	\$5,000
Water & Sewer	\$20,000
Waste Disposal	\$5,500
Contingency Amount	\$1,000
TOTAL EXPENSES	\$458,283
NET REVENUE/EXPENSES	\$450

CAPITAL RESERVE

Projected Balance as of 12/31/17	\$276,482
2018 Additions (and interest)	\$12,582
Total	\$289,064
Less forecast 2018 charges:	\$0
Forecast Balance 12/31/18	\$289,064

REPLACEMENT RESERVE

Projected Balance as of 12/31/17	\$733,115
2018 Additions (and interest)	\$133,447
Total	\$866,562
Less forecast 2018 charges: Tennis Courts, Landscaping, Play Equipment and Miscellaneous	(\$140,472)
Forecast Balance 12/31/18	\$726,090

Summary of the 2018 Reserve Study

Component	Remaining Estimated Useful Lives (years)	Future Estimated Replacement Cost
Paving	0-15	\$101,644
Roofs	16-21	\$21,599
Fencing	1-13	\$199,992
Amenities	0-26	\$725,574
Buildings int./ext.	0-19	\$86,273
Equipment & misc.	1-8	\$115,953
Totals:	Total of 9 Items	\$1,251,035

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.



Dollar Point Association
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Member REMINDERS & INFO

2018 Annual Dues

The 2018 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 Sara Barnes at info@dollarpoint.org or 530-583-4487. Dues must be paid in full prior to March 31 to avoid incurring a late fee of \$250.00.

2018 Buoy Lottery and Kayak/Paddleboard Rack 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 16, 2018. 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 March 30, 2018. Due to popular demand for kayak and paddleboard space we may need to hold a lottery for rack space as well. If you have any questions please contact Sara Barnes at 530-583-4487 or by email: info@dollarpoint.org.

