

DOLLAR POINT ASSOCIATION

WINTER 2024/25 NEWSLETTER

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Dollar Point Association

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President's Message

The air is crisp, snow has fallen, and turkeys are getting nervous! We made it through Summer and Fall, and even survived the barrage of political ads earmarking an election cycle. As we approach Thanksgiving and Christmas, I am reminded just how grateful and thankful we are to be able to spend time with family and friends in this amazing community.

Dollar Point is an absolute gem. But like any gem, it takes a lot of polishing to make it truly shine. We are fortunate to have some amazing polishers in our manager, Cailin Jope, and assistant manager, Jacob McCoy. Cailin and Jacob and their staff did an incredible job this past summer and fall. The facilities and grounds were in pristine shape, as usual. They did a tremendous amount of work and provided great service for our membership. They were also instrumental in working with our social committee to ensure that the social events were a success, including Fourth of July, Mariachi, and the Annual Meeting. The events were all well attended. This is a testament to our much-improved website and communication to members about events. All events went smoothly, including July 4th at the beach, which is no small feat. Special thanks to Marcus and Julian for keeping that weekend safe and secure for the community!

We had a great summer at Dollar Point. The lake was full, smoke days were at a minimum and our staff was fully engaged. Many pool users would have noticed that we successfully converted the pool from chemical chlorine to a salt system. This saves on skin irritation, eye burning, and chemical costs. A total win. Many thanks to board member Mark Moore for his research into an appropriate system, and to Cailin and Jacob for overseeing the conversion work. Our pool plumbing and pump system has been quite inefficient and energy hungry. We are in the process of replacing 4 old-school inefficient pumps with a single variable speed 7.5 hp pump that will do the job much more efficiently and economically. It is estimated that the energy savings will be more than 50%.

Through the efforts of board member Roger Quinlan, we replaced two aging paddleboard racks with new ones this past summer. Roger was also instrumental in acquiring 2 additional buoys for the buoy field through an arrangement with a neighboring beach front property owner. Boaters will also be happy to know that we are replacing the dinghy with a new model this coming summer.



President's Message cont.

Beach users would have noticed that we were able to reinstate use of the swim platform this year; the first time since 2019. We are hoping to have the platform back in place in 2025.

I am grateful to my fellow board members who make the job of running a board go so smoothly and efficiently. This past summer we welcomed two new board members, Penny Avril and Sarah Feliz. Penny and Sarah joined Mary Michel, Roger Quinlan, Nate Walker, Mark Moore and me to round-out our board. We meet as a board approximately every 8 weeks to oversee association business. Each of the board members possesses special skillsets which they generously share to make the process go smoothly. The board members also oversee various committees of the association. Thank you to everyone who serves on these crucial committees: Beach and Pier (Roger Quinlan and Terry Tersini), Pool (Mark Moore, Anne Goldstone, and Keri Pardella), Firewise (Sarah Feliz, Linda Dunne, Walt Fisher, Nancy Hardesty, Linda Lanni, Steve Pardella, Bob Stetson, and Nate Walker), Landscape (Mary Michel and Sky Richardson), Tennis and Pickleball (Mary Michel, DeeDee Felich, Dean Headley, Jeff Thompson, and John Lee), Social (Sarah Feliz, Barbara Berlogar, and Caron Thompson), Communication (Roger Quinlan and Bob Stetson), and Website (Nate Walker, Penny Avril, and Linda Dunne). Although we do not have a formal "legal" committee, we do have legal issues that crop up from time-to-time. I am very thankful to Mary Michel for her willingness to share her legal wisdom with me as we work together to address legal matters when necessary. I am grateful for the commitment shown by the board to work on these committees and am especially thankful to the many association members who step up to join and assist with the work of each of the committees. It truly takes a community effort to fill all the positions and to make things run so well year after year.

Finally, I am very grateful to the entire Dollar Point membership for being such great neighbors this past year. Your support in lending a helping hand, whether it be with the Firewise clean-up days, making suggestions, or simply extending an expression of gratitude to a staff member means so much. We are all in this together, and thankfully so. The board appreciates the trust you have placed in us to oversee this gem of a community. Each member of the board and our several committees takes their responsibility seriously and knows how truly fortunate we all are to be able to live and vacation in this amazing place. We all owe a debt of gratitude to everyone who strives to keep this community in such great shape and such a pleasant place to be.

I hope you and your families all experience a wonderful and healthy Holiday season and a great winter. Hopefully, you will have an opportunity to spend some quality time in Dollar Point over the coming weeks and months.

Sincerely,

Jim Donahue
DPA President



2025 TREASURER'S REPORT

By Nate Walker

The 2025 budget reflects the current rate of spending for the Association given the inflation pressure at this time. The 2025 dues will increase by \$80 per member to \$1,360 annually and will generate \$42,640 in additional income. Buoy session fees will increase to \$2000 generating a \$28,014 increase in total buoy fees. Paddleboard/Kayak rack fees will remain at 2024 levels.

In 2024 the Board and DPA staff worked hard to control expenses. However, we continue to see rising costs on multiple fronts including insurance, utilities and labor. For example, waste disposal, electricity and water/sewer all increased in 2024 with more proposed for 2025. Employee-related expenses and benefits account for 44% of our operating expenses. Insurance costs are roughly 15% of operating expenses and are expected to continue to increase along with labor costs. Investment income during 2024 has helped offset inflation's impact on our reserve and capital funds.

Major 2024 replacement investments included 2 new kayak/board racks, pool salt/chlorine conversion, summer pool tarp, pool filter media change, pool vacuum and a new boat dinghy. Lastly, we are now in the process of upgrading the pool pump/ filter system to reduce energy usage by more than 65% as Liberty rates are expected to rise 19% in 2025.

We continue to receive positive feedback from the annual meeting dinner and other catered member events. Thus, we are planning similar events for summer 2025. Modest fees are helping to confirm RSVPs and offset member no-shows. Expect to see selected event fees in 2025 to minimize no-shows at member events.

Bookkeeping with McClintock during 2024 continues to allow control and office flexibility. The 2025 transfer of funds to our Replacement Reserve account, \$143,704, is aligned with the recommendations of the 2023 Browning Reserve study. The Replacement Reserve and the Capital Reserve accounts are well-funded to support future planned and unplanned expenses.

2025 Operating Budget and Other Information

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

- The **2025 Operating Budget**, identifying the estimated revenue and expenses for 2025.
- A forecast of the **Replacement Reserve**, which funds are needed to replace existing association assets estimated in a 30-year reserve replacement study updated in 2023. The estimated useful life of major asset classes and estimated future replacement costs are presented in a table below. The entire study is available for review at the association's office, 170 Observation Dr., Tahoe City, CA. 96145.
- 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.

2025 OPERATING BUDGET

DUES OF MEMBERSHIP OF	\$1360
MEMBERSHIP OF	533
REVENUE	
Coupon Book Income	\$3,200
Annual Dues	\$719,550
Initiation/Transfer Fees	\$101,000
Buoy/Rack Income	\$320,280
Swim Lesson/ W.A.	\$5,600
Other Income	\$21,500
XFR to Replacement Reserve	(\$143,704)
XFR to Capital Reserve	(\$12,600)
TOTAL REVENUE (less allocations to Reserves)	\$1,014,826
EXPENSES	
RECREATION	
Total Payroll	\$380,330
Healthcare/Worker's Comp	\$51,500
Tennis Pro Contract	\$8,000
Landscape Contract/Extras	\$96,429
MAINTENANCE/ADMIN	
Common Area Repairs	\$2,000
Insurance	\$150,000
Tennis Repair/Supplies	\$1,800
Pier/Buoy/Beach/Boat	\$15,000
Pool Maintenance/ Swim	\$28,500
Meeting Expense	\$2,750
Homeowner Activities	\$40,000
Legal	\$50,000
Accounting	\$18,000
Membership TLOA	\$1,000
Firewise	\$5,000
Copies/Newsletters/Postage	\$9,700
Office Expense/Website	\$25,000
Fees & Licenses/ Prop. Tax	\$51,200
Employee Expense	\$5,000
Recreation Supplies	\$3,000
UTILITIES	
Waste Disposal	\$6,200
Electricity	\$22,000
Natural Gas	\$7,200
Water & Sewer	\$19,000
Telephone	\$4,400
Contingency Amount	\$15,000
TOTAL EXPENSES	\$1,018,009
NET REVENUE/EXPENSE	\$2,147.00

REPLACEMENT RESERVE

2024 Expenses	\$172,509
2024 Contributions & Interest	\$147,781
Projected Balance as of 12/31/24	\$1,390,079
2025 Expenses: (tennis courts, signage, office equip., and misc.)	\$53,500
Forecasted 2025 Contributions & Interest	\$240,055
Forecast Balance 12/31/25	\$1,576,634

CAPITAL RESERVE

2024 Expenses	\$15,130
2024 Contributions & Interest	\$27,100
Projected Balance as of 12/31/24	\$340,446
2025 Expenses	\$4,380
Forecasted 2025 Contributions & Interest	\$26,200
Forecast Balance 12/31/25	\$362,266

Summary of the 2023 Reserve Study

Component	Remaining Estimated Useful Lives (years)	Current Estimated Replacement Cost
Paving	14-19	\$106,082
Roofs	9-14	\$17,380
Fencing	0-14	\$179,885
Amenities	1-24	\$447,483
Buildings int./ext.	1-14	\$432,596
Equipment & misc.	0-12	\$177,639
Totals:	Total of 104 Items	\$1,361,065

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 \$50,000.
2. Annual membership dues are \$1,360.00 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 \$5,000 (plus \$100 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.

SAVE THE DATES

January 1 - Annual dues mailed

January 31 - Beach & Buoy Lottery packets mailed

February 15 - Annual dues due

March 17 - Beach & Buoy Lottery

May 23 - Green Waste Dumpster Day #1

May 26 - Green Waste Dumpster Day #2

June 21 - Hawaiian Luau (catered homeowners' event)

July 25 - Green Waste Dumpster Day #3

July 26 - Annual Meeting (catered homeowners' event)

August 30 - End of Summer Bash (catered homeowners' event)

Please make sure to bring your DPA ID card to ALL events.

Visit the DPA Calendar www.dollarpoint.org/events
on our website to stay up to date!

