

DOLLAR POINT ASSOCIATION

WINTER 2023/24 NEWSLETTER

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YOU SAY GOODBYE & I SAY HELLO!

By Bob Stetson

It was a terrific Summer season here at Dollar Point and our community membership is now gearing up for the myriad of Fall thru Winter activities...WOW! Wherever did the time go, Folks? We had a nice, consistent flow of members and their guests at the Beach and Pool this Summer enjoying our Tahoe sun and terrific facilities. That noted, then came July 4th. BIG WOW! Can you say: Crowd Control? We did better this holiday weekend but there is still room for improvement and we are working on it!

And did any of you and yours enjoy playing pickleball this Summer? Our Dollar Point locals, including the young and old at heart, have really taken to the courts with Alan Foster and the game itself like crazy! Its simple, straightforward rules and many health benefits make it easy to adopt and play this exciting and fun social game. In fact, pickleball is now the fastest-growing sport in America, and Dollar Point is clearly part of this exciting, hot sports trend! Pickleball is rapidly gaining popularity thanks to its laid-back demeanor and low-impact gameplay. So, be sure to check it out and play with your family and friends.

We have had some exciting changes here at Dollar Point this Summer, and here is our new President, Jim Donahue, ready to re-cap and share some of those important details:



FROM THE PRESIDENT'S DESK

Dear Dollar Point Association:

As Summer comes to a close and the Fall season brings a change of color to beautiful Lake Tahoe, I wanted to take this opportunity to introduce myself as the new Dollar Point President and to express gratitude to my fellow board members and the many others who make our association run so smoothly.

First off, I want to express sincere gratitude to Cailin Jope, Jacob McCoy, and their entire staff for their dedication and commitment to serving our membership and caring for our wonderful facilities. Our beach, pier, buoy field, tennis courts, pool facilities, and lawns are second to none in the North Tahoe region. You can clearly see pride of ownership everywhere you look when on association grounds. Cailin, Jacob, and their staff work tirelessly to keep everything running smoothly and our facilities in top-notch condition. Additionally, Cailin and Jacob have been instrumental in organizing many successful and well-attended social events for our membership. Cailin and Jacob and their team are always there to serve our members and be of assistance with a smile. This was particularly evident this past summer, as we all had a lot to smile about with the amazing weather, zero smoke or fires, and the long clear summer days. Let's hope for more winter snow and rain this year to keep the basin moist and the lake full!

I also want to thank my fellow recently elected board members: John Casaudomecq, Nate Walker, Jim Kelly, Roger Quinlan, Mary Michel, and Mark Moore. We have already met following the election in July, have formed committees, and are well on our way to developing the budget for the coming year. We are very fortunate to have such a dedicated, multi-talented group of board members. Each member brings a unique background and perspective to their roles. A special thank you to our outgoing board member Scott Rodda, for his years of service to the association and our membership. Scott was always a great participant in meetings, and always brought a well-reasoned analysis and point of view to the discussions.

I also want to offer a sincere thank you to John Casaudomecq, who has served as our President these past several years. John has unique leadership qualities and an in-depth historical knowledge of the inner workings of the community that have served the board and the membership extremely well.

Our Beach & Pier Committee is in good hands under the leadership of Roger Quinlan and Jim Kelly. Roger has embraced his role and has already hosted some open forum chats with members at the pool where he has been able to exchange ideas and information with individual members.

Thank you, as well, to Mark Moore for leading the Pool Committee and to Nate Walker for his dedication to the Firewise program and our website. Firewise has been busy under Nate's leadership. Our Green Waste dumpster days have been a resounding success. The website has been greatly improved.

(continued on following page)

Member use of the website has substantially increased over the past few years, and to great reviews. Nate, along with Cailin, has also been very instrumental in helping develop our annual budgets. Thank you also to Mary Michel for always being willing to assist with the legal issues we face from time to time. Mary always provides wise and spot-on counsel and is very generous with her time. Thank you as well to Robert Stetson for his willingness to develop and assist with our community newsletters. Keeping our community well-informed is a crucial component of our role as board members.

We had great participation in the recent member survey. The responses were enthusiastic and many new, great ideas were shared. There were numerous suggested improvements expressed by members, ranging from adding drinking fountains to undergrounding utilities to everything in between. Many of the suggestions had been explored and vetted by previous boards. Others had not. There were several good suggestions that could well be implemented without much difficulty or cost. Your board will be reviewing all the suggestions in detail over the course of the coming board year. Rest assured, we give all suggestions due consideration as we move forward. Nate and Roger have graciously culled through the responses and have put together a summary which is discussed in more detail in the article below.

Lastly, thank you to our entire membership for such strong participation in the survey, attendance at the annual meeting, and for just being great Dollar Point neighbors. Thank you for the trust you have placed in your association board. We take our responsibility seriously and know 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. We could not achieve such success without the support of each other as neighbors, and mainly without those who work so hard and volunteer for our community to achieve the common goal of keeping Dollar Point such a shiny gem at the lake!

I hope you and your families all enjoy wonderful and healthy Fall and Winter seasons and that you get a chance to spend some quality time in Dollar Point over the coming weeks and months.
Sincerely,

Jim Donahue, DPA President



2024 Operating Budget and Other Information

Treasurer's Report by Nate Walker

The 2024 budget reflects the current rate of spending for the Association given the inflation pressure at this time. The 2024 dues will increase by \$80 per member to \$1,280 annually and will generate \$42,640 in additional income. Buoy session fees will increase to \$1800 generating a \$16,500 increase in total buoy fees. Paddleboard/Kayak rack fees will remain at 2023 levels.

In 2023 The board and DPA staff worked hard to control expenses. However, we continue to see rising costs on multiple fronts including state fees, insurance, and labor. For example, the State of California renewed our buoy field lease for 10 years increasing fees by \$20K per year. Employee-related expenses and benefits account for almost 50% of our operating expenses. Insurance costs are roughly 15% of operating expenses and are expected to continue to increase along with labor costs. On the positive side, legal expenses have been lower than expected.

During 2023 we began taking advantage of the increased interest rates for our Replacement and Capital funds. The income generated will help offset future costs. Investment income will increase in 2024 as will related federal/state taxes.

We continue to receive positive feedback from the annual meeting dinner, food truck, and Burgers & Brews events. Thus, we are planning similar events for Summer 2024. However, member no-shows after members confirming an RSVP have negatively impacted costs resulting in more than \$7K of wasted food last summer. Expect to see selected event fees in 2024 to minimize no-shows at events.

Bookkeeping with McClintock during 2023 has improved control and office flexibility. The 2024 transfer of funds to our Replacement Reserve account, \$140,748, is aligned with the recommendations of the 2023 Browning Reserve study completed in September. The Replacement Reserve and the Capital Reserve accounts are well-funded to support future planned and unplanned expenses.

DPA Replacement Fund and Reserve Study

DPA maintains a replacement fund for the repair/replacement of DPA facility assets such as buildings, fences, landscape, pier and buoys. Each have a limited life. Every 3 years we use an industry leading consultant to assess the condition of all our facility assets. The consultant comes to Dollar Point to inspect, photograph and report on useful life of all our assets, from the pool to fences to the pier to the tanbark in our planter beds. The consultant provides a reserve study which summarizes the replacement cost, projected timing and funding required to maintain our assets in good working order. Each year we make a contribution to the reserve fund based on the study recommendations. This ensures we have the resources annually to address the maintenance and or replacement of DPA assets. Each year we use the replacement fund to replace or repair assets. Please see the 2023 reserve study now posted on the DPA website (dollarpoint.org/governing-policies-docs/reserve-study) for all the details of the most recent study. Please contact Nate Walker (njwus@comcast.net) with any questions.

2024 Operating Budget and Other Information

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

- The **2024 Operating Budget**, identifying the estimated revenue and expenses for 2024.
- 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.

2024 OPERATING BUDGET

DUES OF	\$1280
MEMBERSHIP OF	533
REVENUE	
Coupon Book Income	\$2,000
Annual Dues	\$682,240
Initiation/Transfer Fees	\$51,000
Buoy/Rack Income	\$289,210
Swim Lesson/ W.A.	\$3,000
Other Income	\$43,200
XFR to Replacement Reserve	(\$140,748)
XFR to Capital Reserve	(\$12,600)
TOTAL REVENUE (less allocations to Reserves)	\$917,302

REPLACEMENT RESERVE

2023 Expenses	\$47,657
2023 Contributions & Interest	\$154,393
Projected Balance as of 12/31/23	\$1,215,632
2024 Expenses: (tennis courts, pool tarp, beach rack, and misc.)	\$108,398
Forecasted 2024 Contributions & Interest	\$188,529
Forecast Balance 12/31/24	\$1,295,763

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.

EXPENSES	
RECREATION	
Total Payroll	\$367,000
Healthcare/Worker's Comp	\$35,000
Tennis Pro Contract	\$8,000
Landscape Contract	\$78,388
MAINTENANCE/ADMIN	
Common Area Repairs	\$1,000
Insurance	\$130,000
Tennis Repair/Supplies	\$1,500
Pier/Buoy/Beach/Boat	\$15,000
Pool Maintenance/ Swim	\$35,000
Meeting Expense	\$2,750
Homeowner Activities	\$40,000
Legal	\$20,000
Accounting	\$16,000
Membership TLOA	\$1,000
Firewise	\$5,000
Copies/Newsletters/Postage	\$10,000
Office Expense/Website	\$26,000
Fees & Licenses/ Prop. Tax	\$53,200
Employee Expense	\$4,500
Recreation Supplies	\$3,000
Telephone	\$4,600
UTILITIES	
Waste Disposal	\$2,500
Electricity	\$13,500
Natural Gas	\$10,000
Water & Sewer	\$12,000
Contingency Amount	\$10,000
TOTAL EXPENSES	\$907,438
NET REVENUE/EXPENSE	\$9,864.00

CAPITAL RESERVE

2023 Expenses	\$0
2023 Contributions & Interest	\$18,506
Projected Balance as of 12/31/23	\$300,205
2024 Expenses	\$6,050
Forecasted 2024 Contributions & Interest	\$25,730
Forecast Balance 12/31/24	\$319,885

All members should note:

1. The initiation fee to join the Dollar Point Association is currently \$50,000.
2. Annual membership dues are \$1280.00 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.

Summary of the 2023 Reserve Study

Component	Remaining Estimated Useful Lives (years)	Current Estimated Replacement Cost
Paving	15-20	\$106,082
Roofs	10-15	\$17,380
Fencing	0-15	\$178,648
Amenities	2-25	\$433,184
Buildings int./ext.	2-15	\$429,357
Equipment & misc.	0-13	\$182,574
Totals:	Total of 104 Items	\$1,347,225

DOLLAR POINT COMMUNITY

BY THE NUMBERS!



- 1: Bocce Ball Potluck Mixer was held
- 1: Community Capital Improvement/Feedback Survey



- 2: # of Community/Board Feedback sessions
- 2: Pickleball Mixers were held at the upper tennis courts.



- 3: Junior Tennis Clinics held by Alan Foster
- 3: Dollar Point catered social events
- 3: # of Green Waste Dumpster Days (27 member households participated on July 28th with 60 cubic yards of Green Waste collected followed by 80 members who participated over the Memorial Day holiday weekend contributing 270 cubic feet of Green Waste—we're on a roll Dollar Point!) Please remember to log your household expenditures and volunteer hours spent removing your private Green Waste (yard cleanups, tree & plant haulings, etc.) on our Dollar Point Community website where you will find the easy form to fill out to help you do that!



- 4: Capital Improvement Projects undertaken (fencing repairs; staining of the wooden building structures; blacktop sealing projects and parking lines were repainted)
- 4: # of FIREWISE Committee Newsletters published



- 7: Family Movie Nights at the Pool Lawn Area
- 7: Dollar Point Committees
- 7: Board Members 1: New Board Member (Mark Moore)
- 7: Tuesday Pickleball Clinics held by Alan Foster



- 9: Saturday Morning Yoga classes held by Jess Floum



DOLLAR POINT COMMUNITY

BY THE NUMBERS!

11

11: Fun Friday
Arts & Crafts
ran by
Rennie Lembo.

13

13: # of lifeguards certified
(including 7 new over 16-
hour lifeguard trainings)

15

15: Is our new Member
count in 2023

27

27: Membership Party
Reservations for private
gatherings;
- 13 at the pool
- 14 at the beach

34

34: Current Staff Count
(2-Full-time and
32-Seasonal staff)

63

63: Current Buoy Field Count

86

86: # of swim lessons
given by lifeguard
instructors

533

533: Is our total
Dollar Point
Member
Household Count



THE QUINLAN REPORT: OUR MEMBERSHIP SPOKE & THE BOARD LISTENED

By Roger Quinlan

We held two open sessions at the pool this summer to gather input from the membership. We were looking for ideas on what we need to improve, what are members' priorities and what should be left as it is. They were lively sessions, and we appreciated the input. I addressed some of this at the annual meeting in my prepared remarks, but the feedback at the subsequent dinner indicated a deeper dive into the topics was called for. We'll do these sessions again next summer with more notice.

Some good ideas deserve more dialog and are not actionable short term. That includes:

- Having a year-round clubhouse, perhaps with a gym.
- Some sort of snack shack at the pool or beach. We have staffing issues as well as health department codes to consider. Outsourcing it entirely to a food truck company seemed the better option. In the case of the beach, TRPA regulations would need to be considered.
- Undergrounding utilities came up both for aesthetic reasons and for fire prevention. It's expensive and would need the support of all participating homeowners. The Dollar Point Community can support the idea, but this would need to be a homeowner-led initiative.
- We should open up the discussion to the membership about what to do with the parcel near the beach that is owned by Dollar Point Association.

Some of the ideas that we will consider for 2024 include:

- Limiting a homeowner to 12 guests to the beach to watch fireworks over the 4th of July might not be enough.
- Members loved the food-truck event. It does cost the Dollar Point Board money, but the consensus was that the community building and goodwill it created was fantastic.
- Tennis or pickleball round-robin events scheduled throughout the summer.
- Can we have some sort of keyed access to the beach bathrooms for after-hour use?
- Can we refloat the swim platform at the beach? We'd need to staff a lifeguard, I'm told, but it's worth considering for the years where we have adequate deep water.
- Can we improve the two entrance signs on either side of Dollar Drive? We can certainly explore repainting of the signage, but anything beyond that needs to be considered as part of the Dollar Creek road improvements. Not all that land is owned by our community.
- What about running a shuttle in Dollar Point on summer weekends so members can get to the beach and pool easier and without all the parking congestion? Northstar Transportation has such a capability (maybe others) that we've begun to explore.

THE QUINLAN REPORT CONTINUED

- Better accessibility to the beach. Our grand plan with more beach parking, a handicapped cart, etc was abandoned for cost reasons. But members came up with smaller ways we could enhance the ability of members to get to the beach for those with mobility issues or just have lots of gear for a day at the beach. Without moving dirt or requiring TRPA approvals. We will be exploring all those ideas this Fall.

What else came up that we will do?

- What about member access to board meetings? We've been posting the Zoom details on the website at least a week before every meeting and will continue to do so. A request was made for the agenda in advance.
- Continue down the path to explore all the ideas we can come up with to expand the buoy field. We've made some progress this past summer, but nothing is definitive yet. We have 65 TRPA-permitted buoys and 109 boatowners, so this is a hot topic we will continue to explore.
- SUP / Kayak space. We need to rebuild 2 of our existing racks that are past their useful life and we need more space. We will get both done this Winter by optimizing the footprint we're allowed.
- The DPA staff made considerable improvements to the after-hours security at the beach generally and specifically for the 4th of July weekend. We owe them all a big thank you for this. We will incorporate their best thinking from this summer for 2024 to ensure only members and their invited guests have access to our facilities.

SURVEY SAYS!

Many thanks to all members who participated in the Capital Projects survey last summer. The survey was open from July 16 through Aug 15. We had a total of 245 responses. Duplicates were provided from 32 members. The unique membership inputs were 213 or 40% of the membership. This is a fantastic response! We appreciate your feedback and will use the results to guide our investment decisions going forward. There are many large and small investment ideas. As the Board discusses these items and decides where to invest you will hear about what's planned.

Bottom Line: Highest priority is investing in the beach

- Adding TRPA approved sand
- Adding Kayak / Paddleboard space and/or optimizing location
- Many other ideas and requests
- Highest of these is more shade and better seating at beach and pool
- Next highest is more buoys
- Lots of interest in gym/clubhouse
- Many smaller investment ideas for beach and pool

For the full details click on the following URL: <https://www.dollarpoint.org/mp-files/capital-projects-survey-august-2023.pdf/>

The summary is 40 pages and contains all inputs received. While long, it is filled with the prioritized inputs from our members. A good read! Check it out.

Best Practices for Member Short Term Rentals

Since the changes to the DPA access rules in 2021 the board continues to receive positive feedback on the current access policies. The positive feedback comes in via individual discussions, emails, phone calls and surveys that our current access policies have improved the member experience. More room at each venue. Lounges and chairs available. Friendly member conversations and improved sense of community. After three seasons we are confident the member, family member and guest access has improved the member experience. However, DPA staff has experienced non-authorized renter use of the facilities.

Why? Renter access to member ID cards or gray/blue gate cards.

How? Members who rent their homes are not securing these cards.

What happens when access rules are violated? In one case last summer an owner lost access to all DPA facilities for multiple weeks impacting family plans.

How can this be prevented? Members who rent their DPA homes are strongly encouraged to do the following:

- 1) Highlight in rental listings that Short Term Renters do not have access to the DPA pool, beach or tennis courts.
- 2) Secure all DPA ID cards and gate keys from renters, most often removing these from the home is the best option.
- 3) Prominently post a notice inside the rental (along with other Placer County required notices) that Short Term Renters do not have access to the DPA pool, beach or tennis courts. Following these three steps will help the DPA staff and maintain our member experience. Thank you for your cooperation.

SAVE THE DATES

Friday, May 24th - Green Waste Dumpster

Monday, May 27th - Green Waste Dumpster

Saturday, June 22nd - Social Event

Friday, July 26th - Green Waste Dumpster

Saturday, July 27th - Annual Meeting

Saturday, August 24th - Social Event

DOLLAR POINT: WE HAVE AN IDENTITY CRISIS ON OUR HANDS!

By Bob Stetson

When our member community had its earliest beginnings, we were formed as a Beach, Pool, and Tennis Association. Today, we are incorporated as a recreation association, a non-profit and NOT a traditional home owners association. Over the years we have misled people somewhat by making our community at times morph into the sense of a Dollar Point Homeowners Association. That's something we clearly are not. Never have been and never will be.

Currently, here in 2023, we like to think of ourselves in the casual sense as the Dollar Point Community. That is what we are today and that is how we have evolved. Think of it as more clearly "seeing the forest through the trees." Still, it is most important that we use "Dollar Point Association" for all references to the Board Members, Financials and other official references.

These then are the complete, true, belonging, community building, and friendly words that effectively speak to what we are: The Dollar Point Community as well as the Dollar Point Association. We are both! Thanks for caring, heeding, and listening...We appreciate it!

Well, there you have it, Folks. It was the most fun and highly productive Summer session, don't you think? And now for Fall transitioning into Winter? Well, **"BRING IT ON, PEEPS!"** 👍👏

Grazie!

