

Dollar Point Association  
Annual Meeting  
July 28, 2007  
4:00 P.M. at the Upper Recreation Lawn Area

The meeting was called to order by President Lud Spolyar at 4:15 pm

Board Members Present: Lud Spolyar, Dave Wilderotter, Bard Wilmar, Larry Lapkin, Joan Smith, Anita Ornsby.

It was determined that a quorum was present in person or by proxy.

Approval of Minutes

On Motion duly made and seconded, the members of the Association unanimously approved the minutes of the Association's annual meeting of July 29, 2006 as earlier circulated to the Dollar Point Association.

Financials

Bard Wilmar presented a report on the Association's financial condition for the 2006 fiscal year. McClintock Accountancy prepared the review that Bard presented. It was reported that total revenue equaled \$500,000, including \$45,000 in new member initiation fees, \$20,000 for transfer fees, and \$50,000 of buoy income. \$52,000 of member dues were allocated for replacement reserve funding, and \$93,000 were allocated for capital projects. Total operating expenses amounted to \$309,000 for 2006, compared to the budgeted operating expenses of \$294,000. Replacement projects totaled \$7,500 for 2006. Projects were limited to pool facility replacements. Capital projects totaled \$30,000 for 2006. The project consisted of pool house planning. The Association's ending cash position at December 31, 2006 was \$158,000 in the operating fund, \$260,000 in the replacement reserve fund, and \$205,000 in the capital projects fund, for a total of \$622,000. This compares to ending cash at December 31, 2005 of \$470,000. The Association is solvent, all vendors were paid on time, and all member receivables were collected on a timely basis. The association continues to collect funds for future major repairs and replacements, and for future capital projects, while maintaining an operating balance for contingency purposes.

President's Report

President Lud Spolyar introduced the members of the Dollar Point Board of Directors, and thanked Dave Wilderotter and Joann Ryan for their years of service to the Board.

Lud informed homeowners that a new association directory will be printed, and sent to their homes in the upcoming months. He also informed homeowners that the board will be reviewing membership rules as it pertains to the use of facilities, and he let homeowners know that a survey will be mailed out before any changes are made. President Spolyar also touched on Dollar Point's fire safety, and informed homeowners that John Pickett from the Nevada Fire Safe Council would be presenting later in the

meeting. Lud then reported on the current DSL high-speed internet situation. He reported of his recent meeting with AT&T to discuss the possibility of granting them a property easement for placing their transmitter. Doing this would allow for all of Dollar Point Association to receive high-speed internet, with various speed and price packages. This is still in the negotiation phase, and the board will follow up with homeowners on the progress of the DSL internet situation.

### Committee Reports

**Pool Report:** Joan Smith informed those present that the pool has recently been re-plastered and re-tiled. The cost for this project totaled \$45,000. The pool has also been returned to its original 5 swim lanes, which has been greatly appreciated by lap swimmers. Joan reported that there have been concerns with the number of non-members using the facility, and informed homeowners of the programming issues of the new card lock system, which has now been fixed by WMC and the manufacturer. Joan reported that there have been approximately 9000 people who have used the facilities thus far this summer, including 2800 renters (30%), 5400 homeowners (60%), and 800 (10%) guests. Joan asked homeowners to please remember to leave their gate cards for use by their renters and guests. Replacing these cards is more difficult with the new system.

**Nominating Committee:** Bard Wilmar expressed his disappointment with the lack of interest from members in regards to running for the board. He explained that out of the four who were originally running this year, only three were eligible. The fourth, Tom Morris, shares ownership with his family and the documentation of such ownership is not yet sufficient enough to be considered for a board position. He thanked him for his interest, and then explained that because of there being three open positions and three candidates, it was quite clear who would be elected. Bard informed homeowners that for legal reasons, it was still necessary for members to cast their votes. Bard spoke on behalf of J. Hickingbotham who was not able to attend the meeting, and told homeowners of his dedication to the association and his desire to serve on the board. Bard then introduced Stephen Wood, and explained that he is an active member of Dollar Point, an avid user of the facilities, and is excited to serve the community as a board member. Bard then asked for Lud to share a few words, as the incumbent President of the association. Lud spoke of his goals in moving forward with the poolhouse project, making it handicap accessible. He also spoke of his goal to attain DSL for all of Dollar Point. Lud expressed his desire to be open and available to all homeowners and asked those present for ongoing comments, suggestions, and feedback. Bard, as chair of the nominating committee, asked homeowners to mark their ballots for collection. Ballots were then collected from the floor.

**Beach Report:** Larry Lapkin reported that there have been some new, wind tolerant umbrellas ordered for the beach that will be available for use in the upcoming weeks. He let homeowners know that if they work as well as expected, more will be ordered for next summer. Larry told homeowners of the bathroom issues of sand in the sewage lines, and that repair work and major renovations to the bathroom facility is being discussed. Larry addressed the concern of homeowners regarding the re-painting of the pier pilings. He noted that these concerns have not gone unheard, and that WMC will begin the painting process in the fall. He stated that the pier railings will also be oiled this fall.

Larry spoke briefly of the buoy lottery, and informed those present that everyone who entered the lottery was given their first choice for summer sessions. Larry reminded homeowners that July 29<sup>th</sup> was the changeover day for the buoys, and asked boat owners to be off their buoys by noon on that day. He also spoke of the buoy regulations, specifically that buoys can not be subleased or given to other homeowners. The only boats allowed on buoys are the boats that were entered into the buoy lottery prior to the boating season. Larry reported that there have been some reports of boats being burglarized earlier in the summer. He informed homeowners to remove valuables from their boats, and reminded those present that Dollar Point is not responsible for any personal property that is lost or stolen. Larry informed homeowners that jet skis are not allowed in the beach area, and pose a serious safety issue. He asked that homeowners keep personal water craft away from the beach and the pier and at a safe distance from the buoy field. Larry then reported that the use of the kayak racks is up, and that the board may have to revise the process by which they are assigned in the future.

**Manager's Report:** Aidan Miles spoke briefly about the re-plastering of the Dollar Point pool, and informed homeowners that the sand in all of the pool filters has been replaced. He let homeowner's know that the fencing project at the pool will commence soon. Aidan then addressed the lighting at the entrance on Dollar Drive. He let those present know that the project is not as easy as originally thought. It will require a deep trench to be dug and conduit to be laid across Dollar Drive for electricity. Aidan informed homeowners that at the same time they are working on the new lighting, they will fix the irrigation for the entrance lawns and flowerbeds. Aidan reported that the bocce court, although delayed, will be ready for play by mid-week. He also reported that there will be two shuffleboard courts in place by mid-September. They will be constructed of materials which will allow for them to be stored inside during winter seasons. Aidan then addressed the dead tree by the pool entrance, and stated that there has been recent discussion with SBC regarding the relocating of the cables that run from the tree. They are planning to put a post on the pool clubhouse, re-run the wires to the post, and then the dead tree will be removed. Aidan reported that there was a programming error with the new cardlocks, and that it appears to have been resolved. He asked anyone with cards that are still not working to please contact WMC, as they are withholding payment from the manufacturer until all cards and locks are functioning properly. Aidan informed homeowners that there is a drainage easement for two locations, the beach and the corner of Observation/Mammoth. The current system will be re-built and a rock crib will be used. Aidan also reported that Placer County is planning to re-pave all of the roads in Dollar Point within the next two years. Aidan then spoke on the topic of adding sand to the beach. He let homeowners know that WMC has begun the lengthy permit process which is required for sand to be added. Aidan also informed those present that the parking area in front of the pool will be paved before the end of summer. He thanked Nancy Hardesty for her help with the landscaping, and asked for input from the community about how and where to improve upon the landscaping in Dollar Point. Aidan then thanked the staff of WMC, for their continued dedication to the Dollar Point facilities.

There was a question from the floor regarding the timing of the entrance lighting project. Aidan reported that Ginsberg Excavating would begin work during the last week of August, and plan to be done with the project in its entirety by the end of September.

There was another question from the floor regarding the Association's board meetings, whether members are able to attend those meetings, when they are held, and how to find out about them. President Lud Spolyar responded by letting those present know that Association members are welcome at any of the scheduled board meetings. He reported that the schedule of meetings is posted on the Dollar Point website as well as in the seasonal newsletters.

There was a third question from the floor regarding the fire hazards in Dollar Point, how to make the association safer, and wondering if the TRPA has changed any of their coverage restrictions? Lud Spolyar introduced John Pickett from the Nevada Fire Safe Council to address all of the fire concerns.

**Fire Safety Report:** John Pickett informed Dollar Point homeowners, in light of the recent Angora Fire in South Lake Tahoe, that fire safety is of utmost importance. He informed those present of the fuels reduction work being done on the Chinquapin hillside. Slide Mountain Crews have been busy clearing the Manzanita from the hillside, and plan to burn the brush piles in the fall of this year. He emphasized that the Manzanita is the most serious source of spreading fires, but also stressed that all neighbors must have 30 ft. of defensible space surrounding their homes. He informed homeowners that all pine needles and Manzanita must be cleared within this distance, and that the Fire Safe Council would love to see lawn or landscaping within this 30 ft. perimeter. He also pointed out some architectural features which can help to fuel wildfires, such as wood shingles, uncovered attic vents, single pane windows, and low decks that cannot be cleared or rocked underneath. John Pickett let homeowners know that another means of adding to the fire safety in the community is by accomplishing all of the necessary BMP work surrounding their homes. He says that a gravel or rock moat surrounding a home, as well as having irrigated lawns and flowerbeds will help to control the spread of a fire, should it occur. John spoke briefly about the TRPA and their coverage regulations. He wants homeowners to know that they are not to be intimidated, as the TRPA truly is interested in what is best for the Lake Tahoe community. John also spoke about the Placer County Code PRC 4291, and informed homeowners that more information regarding this code will be included in the fire safety information that will be mailed to their homes in the near future.

There was a question from the floor asking if there is a central focal point where neighbors can make a coordinated effort in tackling the fire safety issues. John Pickett answered that there is a Dollar Point Fire Safety chapter that is being organized by Debbie Nicholson and a few other homeowners. John encourages all members of the community to have open communication and work together to achieve the fire safety goals.

There was a question from the floor asking what to do with the dead Manzanita once it has been removed. John informed homeowners of the free chipping program, and told homeowners to call (530) 546-2212 to get more information about the program. He let those present know that it may take some time, as they are quite backed up, but to have patience and be assured that if everyone works together, Dollar Point can be much more fire resistant. President Spolyar thanked John Pickett for his help and dedication.

### Election of Board Members

Bard Wilmar informed homeowners that all three candidates who were running in the election were elected to the board, with no surprises. He introduced Steve Wood to those that were present, and thanked everyone for their involvement.

### Adjournment

President Lud Spolyar adjourned the meeting at 5:35 P.M.. He invited all homeowners and guests present to enjoy drinks, food, and music for the rest of the evening. BBQ was presented by Paul Selak, and music by the Rimmell Wilson Quartet.