

**Dollar Point Association**  
Annual General Meeting  
July 27, 2013  
Upper Recreation Lawn Area  
**Final Minutes**

**Call Meeting to Order**

President Andy Schaefer called the Annual General Meeting to order at 4:12 PM. A quorum of the membership was present in person or by proxy. All directors were present: Andy Schaefer, Lynn Thompson, Steve Snow, Doug Greenwood, Mitch Packard, and Carol Wilmar. Also present was Dean Headley, the Association's Legal Counsel. Debbie Wolf, Office Manager, took the minutes.

**Approval of Minutes**

On motion duly made and seconded, the Members of the Association unanimously approved the Annual General Meeting minutes of July 28, 2012 as presented.

**President's Report**

Andy Schaefer introduced himself and the other Board members, noting that each of the directors contributes in many ways. He also introduced Debbie Wolf, Office Manager and told the Members present that she is indispensable to the Board in managing the business office and just about everything else. Her experience and knowledge of Dollar Point and her willingness to do what is necessary in time and effort to assist the Board and serve the members of DPA is invaluable.

The Association, Andy pointed out, is now in its third year of operating the Association's facilities without a property manager. He gave two examples of how the Board has managed to maintain and improve the operation, although not without challenges. First, last year it snowed several times late in the spring making it difficult to be ready to open the facilities by Memorial Day, but we managed it. Second, this year the Association no longer has the maintenance contractor from the first two years. The Board spent considerable time figuring out which of his tasks could and should be done by employees instead, leaving the serious maintenance work for professionals.

Andy stated these are the sorts of things boards do in addition to watching the finances. Without the property manager, the Board has longer meetings more often to resolve problems and make sure things run smoothly. He thanked the Board for its hard work and time commitment.

Andy discussed the proposed changes to the Bylaws. He explained that he had reason to look at the Bylaws last winter and noticed a provision for expenditure authority that was no longer workable, because it was written for the time in which we had a property management company. Expenditure authority, he added, is one of the changes the Membership is voting on today. The Board appointed a Bylaws Committee consisting of Lynn Thompson, Vice-President; Dean Headley, our attorney, and Andy Schaefer, President; to see what else needed updating. The committee found many things to work on. The most urgent and simplest changes are the ones to be voted on at the meeting.

However, Andy added, there are a number of other changes on which the Bylaws Committee and the Board simply did not have time to complete work, and so the Board plans to bring those to the Members next year. Some of those Bylaws changes will require some discussion by the Board and with interested members of the Association. Members interested in participating in the Bylaws work should let the Board know by email or letter or even just a phone call to Debbie Wolf.

On motion duly made and seconded, the homeowners of the Association unanimously approved the proposed changes to the Bylaws as presented.

The next issue brought up by Andy was the Membership Directory. The last directory was printed in 2008 and since then the Board decided to make it available online on the Association's website instead of incurring the cost of printing and then having a difficult time incorporating changes later. The Board has agreed to make the membership directory a priority again. However, there are several issues concerning access to members' information and they need to be worked out in addition to the technical problems with the website access. Members interested in the Membership Directory issues should let the Board know by email or letter or even just a phone call to Debbie Wolf.

#### **Review of 2012 Financial Report**

Andy stated that the 2012 Financial Report of the Association's finances prepared by McClintock Accountancy was distributed earlier to the membership in the annual meeting packet, and the report shows the Association's finances remain sound. The report was duly noted by the membership.

#### **Pool & Social Committee Report**

Carol Wilmar expressed her gratitude to Kerry Bannon and Carrie DeMange for doing a great job with hiring and managing a wonderful recreation staff again this year. All events and pool activities went very well and were well attended. The Fourth of July Carnival was enjoyed by all and the Bounce House was a big hit again for the kids. The Art & Wine evening also had many attendees. Water aerobics had many participants as well with our new instructor, Loren Chorey, who is a former head of water fitness at Del Web. Carol gave special thanks to Lud Spolyar for all of his help with the social activities.

#### **Treasurer's Report**

Steve Snow reported that the Association's operating budget for 2013, our plan for revenues and expenses, is still balanced and should be through the end of the year. Our three accounts, one for operating expenses, one for replacement expenses, and one for new capital projects, all currently are funded sufficiently. However, the capital account is sufficient only for small new projects after the pier renovation. To be adequate for any large-scale project, we will need either several years to build up the account or a substantial dues increase. At this time, we do not anticipate a dues increase in 2014.

The replacement reserve account will face some significant costs in the near future, such as resurfacing the pool, and some costs which were not anticipated when the Reserve Study was

completed in 2011. These include the replacement of the buoys and the Association's boat and dinghy as well as a few other minor items. It appears the Reserve Study underestimated some costs for replacement so we have had to supplement such expenses with the operating account. An example is the painting of the fencing around the pool and upper recreation area.

### **Beach & Pier Report**

Steve next reported there will be major repairs and improvements made to the pier with adjustable catwalks connected with two ramps. The stairs to the lake will be removed on both sides. Painting the pier pilings will be included in this project. Matt Daniels, Tahoe Marine & Excavating, is the pier contractor for the work. Also, a new paddleboard rack will be installed to accommodate 40 paddleboards for storage in 2014. The Board hopes all the work can be completed before winter sets in.

Steve also mentioned there has been an increase in vandalism and mis-use at the beach facilities. The closers on the beach gate have been compromised due to rocks being left at the gate to prop it open. He encouraged all members and their guests to report any suspicious activities and to remove any rocks that are being used to keep the gates open.

Lastly, he asked all Association members to treat our employees with respect and give them full cooperation in enforcing the Association rules, regulations, and policies.

### **Landscape Committee Report**

Sky Richardson reported that there have not been too many additional projects this year. Flowers and planters were added on Observation Drive. Irrigation will be moved after September 1. There will be additional tree trimming at the beach. Peak Landscape has done an excellent job, and Sky expressed his desire to negotiate another two-year contract with them.

### **Tennis Report**

Dean Headley reported that the tennis program is going great this year, noting that 2013 is Greg Felich's 34<sup>th</sup> year as Tennis Pro and that his assistant Alan Foster is just as capable. As of Memorial Day weekend, the courts were up and running. He thanked Kerry and Carrie for getting this accomplished. The new windscreens were in place on the lower courts. There are cracks in the courts that will need repair in the near future.

### **Election of Members to the Board of Directors**

Carol Wilmar introduced the members running for election; Lynn Thompson, incumbent; Pat Cala; Steve Owles; and Steve Walton. Carol said election results will be announced after the meeting.

### **Other Business**

Lynn Thompson thanked the entire Board for their service and Andy Schaefer as President of the Board. She encouraged everyone to do defensible space on their property. She explained that after the 2007 Angora fire TRPA increased the size from 6 inch trees to 14 inch trees in diameter that can be cut down without a permit. Lakefront homes are subject to special requests and permits. Lynn said there are handouts at the front desk today for members to take and review.

Questions were asked from the floor regarding speed bumps and paving of the streets. Mickey Luckoff explained the process for obtaining the speed bumps on Observation Drive, which took two years working with Placer County, CHP, and the Fire Department. The same process applies for stop signs. The speed bumps will be removed in the winter.

Andy explained that the paving of the streets is not in the jurisdiction of the Association.

Andy then read a statement regarding the proposal for a new entryway at Dollar Drive. He explained that the Kellys, along with other homeowners from Edgewater Drive, including non-Association members, asked to have a table at our Annual Meeting to make information available about a proposal they developed concerning the entryway to Dollar Point on Dollar Drive at the highway. The Board agreed to allow the table at the conclusion of the meeting.

The Board has considered the project twice and in each case unanimously decided not to pursue it. The first time, last fall, Jean-Marie Kelly, on behalf of the Edgewater group, requested funding from the Board to pay the designer they had engaged. After considerable discussion, the Board voted unanimously to not pay a designer the Board had not hired for a project the Board had not agreed to.

Last month, Jean-Marie Kelly, with some other homeowners from Edgewater, including non-Association members, presented their design and asked for Association funding for the next stage: permitting and getting cost estimates. Again, the Board unanimously voted to not proceed with the proposal as not in the best interests of the Association and not the best use of its resources.

### **Adjournment**

With no further business to come before the Board at the Annual General Meeting, the meeting adjourned at 4:55 PM.