

**Dollar Point Association**  
Board of Director's Meeting  
Dollar Hill Professional Building  
3000 NLB, Suite 4, Tahoe City, CA  
August 10, 2012  
Final Minutes

**Call Meeting to Order**

Vice-President Lud Spolyar called the meeting to order at 10:30 AM. A quorum was established. Board members present were Lud Spolyar, Andy Schaefer, Lynn Thompson, Harry Dolden, Steve Snow, Mitch Packard and Doug Greenwood. All Board members introduced themselves and briefly discussed their backgrounds. Also present was Debbie Wolf, Office Manager, who took the minutes. Kerry Bannon, Recreation Supervisor, arrived at 12:45 PM.

**Ratification of E-Mail Actions**

There were no email actions to ratify.

**Approval of Draft Minutes dated June 28, 2012**

**It was moved by Lynn Thompson and seconded by Andy Schaefer to approve the draft minutes dated June 28, 2012 as presented. Motion carried unanimously.**

**Treasurer's Report**

1. Budget Update through July, 2012

Andy's report was distributed and reviewed. Questions were asked and answered. He explained that there should be no need for a dues increase in 2013. He briefly discussed the Tennis Pro Contract and will contact Dean Headley about re-writing parts of the contract for next year to coincide with current practice which is more favorable to the Association than the existing contract.

2. Leydecker Payment for 2012

Steve explained the encroachment issue for background to the new Board members. Suzanne Leydecker has agreed to compensate the Association to allow her to keep the improvements on her property, which amounts to a double dues payment. The payment for 2012 has not been made as of this date.

**It was moved by Andy Schaefer and seconded by Lud Spolyar to direct Debbie to contact Dean Headley to ask Dean to report to the Board via email prior to the next Board meeting with the status of this issue. Motion carried unanimously.**

**Status of Projects**

1. Construction for Change to Liquid Chlorine

Lud reported that the pool has now been changed from solid to liquid chlorine. Toot Joslin, pool contractor, completed the construction in the chemical room to house the liquid chlorine.

2. Replacement of Pool Ladder Treads

Lud explained that the replacement ladders had been delivered with plastic treads instead of steel, and kids were cutting themselves on the treads. Andy expressed concern that Toot installed the plastic treads knowing that they were supposed to be steel. It was brought to Toot's attention and he corrected the problem by re-ordering the steel treads at no additional cost to the Association. Debbie was directed to contact Toot and request the actual invoice for the ladders

as backup to his bill, and to explain to him that the new Board would like to keep track of all expenses to add to the Reserve Study completed in 2011.

3. Swim Lane Lines

Lud reported that there were several ripped disks and that kids were cutting themselves on the broken disks. As previously approved, three new lines were ordered from Lincoln Commercial Pool Equipment in the amount of \$1,600.00 and they will be delivered in a week. Lud will follow-up on receipt and installation of the new lane lines.

4. Landscape Work

Steve gave the background regarding Sky Richardson's working relationship with Peak Landscape to the new Board members. All approved improvements have been completed. Sky will work with Peak to provide additional landscape proposals for 2013.

5. Entrance Lighting

Lud reported on the background of the entrance lighting problems. Bard Wilmar has fixed the light fixtures temporarily and they currently are working. Ed Beauchamp has been hired to put in new electrical lines. Liberty Energy will have to drop in a new meter. Harry had previously provided a scope of the work to the Board. Mitch Packard will talk to Ed Beauchamp and will send a status update email to the Board.

6. Pier Improvements

Steve explained that there were safety issues on the pier that were being mitigated. All materials were purchased to get it done. He reported that it has not been done properly. It doesn't look the way he would like it to but it will be okay to get through the rest of this year. He explained that it is an old pier but functional. It will cost at least \$50,000 to change it adding moveable cat walks.

7. Swim Platform Ladder

Steve reported that every piece of the new ladder was broken after being installed on the swim platform. He ordered a new ladder but in came in last week damaged from the manufacturer, and a new one will arrive in another week. Lynn mentioned that there was one sharp edge on the platform that needs attention. Steve will take a look at it.

8. Reserve Study Projects

Andy discussed the Reserve Study and mentioned that certain projects listed will need to be completed this year or deferred. This will be reviewed again at a later meeting date.

## **Old Business**

1. Parties at the Beach

Further discussion was had regarding adding an indemnity agreement to the reservation forms. Lynn will discuss with Dean Headley regarding the language. Steve would like to consider a larger deposit be required.

2. Beach Umbrellas

Kerry reported that four umbrella frames have snapped. She will contact the manufacturer, California Umbrella, and get a cost estimate for replacement.

3. Rules at Beach

Steve explained that he would like to consider rules at the beach to include no smoking and drinking. This will be discussed again for the 2013 season. Kerry reported that she has trained the staff in safety lifting, so they can help members with their kayaks, and other lifting issues. She has retrained her staff on the beach rules and their enforcement. She suggested a different phone system for the beach because the remote phone signal does not work at the end of the pier due to the distance from the base. Doug Greenwood suggested training the pier attendants to identify wind lines so they can be more proactive in boat safety in windy conditions.

Kerry also discussed her worker's comp injury. The file is now closed. She had severe muscle spasm from lifting a toddler from a boat onto the pier.

### **New Business**

#### **1. Election of Officers**

**It was moved by Steve Snow and seconded by Lynn Thompson to nominate and elect Andy Schaefer as President of the Board. Motion carried with 6 yes votes and one abstention.**

**It was moved by Steve Snow and seconded by Harry Dolden to nominate and elect Lynn Thompson as Vice-President of the Board. Motion carried unanimously.**

**It was moved by Andy Schaefer and seconded by Lynn Thompson to nominate and elect Steve Snow as Treasurer of the Board. Motion carried unanimously.**

**It was moved by Andy Schaefer and seconded by Lynn Thompson to nominate and elect Doug Greenwood as Secretary of the Board. Motion carried unanimously.**

Upon election of officers, Anita Ormsby and Lud Spolyar will now be removed from the bank signatories and Steve Snow as Treasurer of the Board and Doug Greenwood as Secretary of the Board will be added as signers on the accounts.

### **Correspondence**

All correspondence was acknowledged. Kerry addressed Jean Stowell's letter regarding beach and pier issues. She will investigate the complaints and take action with her staff to correct the problems as appropriate.

### **Executive Session**

The Board convened into Executive Session to discuss Recreation staff and the Maintenance Contract. A subcommittee of Doug Greenwood, Mitch Packard, and Steve Snow was assigned to review the Maintenance Contract. Issues related to Recreation staff were deferred to the September meeting. No action was taken.

### **Set Date For Next Meeting**

The next meeting date will be scheduled for Friday, September 14, 2012 at 10:30 AM.

### **Adjournment**

**It was moved by Andy Schaefer and seconded by Steve Snow to adjourn the meeting at 2:10 PM. Motion carried unanimously.**