

**Dollar Point Association**  
Board of Director's Meeting  
Dollar Hill Professional Building  
3000 North Lake Blvd., Suite 4, Tahoe City, CA  
February 28, 2013  
Final Minutes

**1. Call Meeting to Order**

President Andy Schaefer called the meeting to order at 1:05 PM. A quorum was established. Board members present were Andy Schaefer, Lynn Thompson, Steve Snow, Mitch Packard and Carol Wilmar. Board member absent was Doug Greenwood. Also present were Dean Headley, Legal Counsel, and Debbie Wolf, Office Manager, who took the minutes. There were no email actions to ratify.

**2. Approval of Draft Minutes from January 25, 2013 Meeting**

**It was moved by Mitch Packard and seconded by Steve Snow to approve the January 25, 2013 minutes as presented. Motion carried unanimously.**

**3. Brief Summary of Actions since January 25, 2013 Meeting**

a. Expenditures

There were no additional expenditures for this time period. Debbie reported that Mitch picked up the trash that was left at the gate at the beach and disposed of it.

b. Underwater Fence Posts Removed

Debbie reported Tahoe Fence Company removed the one remaining post on the west end of the beach, but the one remaining post on the east end can only be removed if it is completely out of the water. Debbie will follow-up with Tahoe Fence Company. Steve asked that they be put on notice to protect the black top edge when driving their vehicle down to the beach.

c. Monthly expenditure reports from QuickBooks

Andy reported he and Debbie met with Linda Sutter to see if the remaining problem of using QuickBooks to run a report summarizing the expenditures to date against the budgeted amounts was still a viable project. Linda said she could resolve the remaining issues and we agreed the February data would be used in a test run. If we fail with the February data, we will stop relying on QuickBooks for the summary data in the form we are used to.

**4. Hiring Update – Action Plan and Timeline**

At Andy's request Debbie prepared and distributed at the meeting for the Board's review a list of issues and questions that should be addressed in developing an action plan by the recreation supervisors to be ready for the season opening. The Board's consensus was to have the supervisors prepare a written action plan with tasks and dates, and send the plan to Debbie prior to next Board meeting for email distribution to the Board and for discussion at the next Board meeting, to which the supervisors will be invited.

**5. Landscape Extras Proposal for 2013 from Peak Landscape**

The 2013 landscape extras proposal was reviewed again. The Board's consensus was to have Peak Landscape continue to hand water the hanging baskets and flower barrels at the pool entrance; thus, not approving the cost of \$1,060.00 to add a drip system for watering those flowers. Mitch will talk to Sky Richardson about the other proposed landscape extras concerning need and report back to the Board.

**6. Rule Changes**

a. Property Transfers and Trusts

Lynn explained an issue regarding transfers. She and Dean have reviewed Rule #3 and propose an amendment to the rule regarding third party transfers. With the additional proposed language it will read as follows: "Membership is associated with the Lot for which an initiation fee has been paid and dues are current. A membership may not be transferred from one Lot to another. For a new owner of a member

Lot to keep the membership, a transfer fee is required. The transfer fee is \$2,500.00 effective January 1, 2010. If the owner of a member property transfers the property ownership to the owner's child or children or spouse, to a family trust for which the member owner is trustor, or to the child/children or spouse of a trustor of such a family trust, no transfer fee will be required provided the Association has been notified of the transfer within 60 days of date of transfer and will include documentation to substantiate such transfer. All other transfers are subject to the transfer fee. Members are required to notify the Association of all ownership transfers within 60 days of the date of transfer."

**It was moved by Mitch Packard and seconded by Steve Snow to approve Rule #3 as amended. Motion carried unanimously.**

b. Adoption of Rules for 2013

**It was moved by Steve Snow and seconded by Carol Wilmar to adopt the 2013 Dues Structure, Membership Rules and Regulations including clarification of tennis rules by Dean Headley. Motion carried unanimously.** Dean will provide the amended tennis rules to Debbie for finalization of the 2013 Rules document.

7. **Beach and Pier Garbage Disposal/General Maintenance: Update**

Mitch reported that he met with his handyman, Juan Kaliszczak, who works at multiple property sites. He discussed DPA's maintenance list with him, and Juan agreed to be available for handyman projects at DPA at an hourly rate of \$40.00. In the summer months he will transport the beach garbage to the pool dumpster on a daily basis and will provide billing to the Association every two weeks. Debbie and Mitch will conduct a walk-through of the facilities with Juan in the next month. Mitch also reported that he spoke with Steve Walton, who has maintenance contacts and will provide the names of contacts for maintenance backup if needed. The Board thanked Mitch for handling this issue for the Association.

8. **Pier Proposal**

Steve reported that the erosion at the beach has been significant. There are eight umbrella stands exposed due to the erosion in the sand. Painting the steel piles has been suggested by a DPA member, but it will be tabled until the pier improvement plans are finalized. Steve discussed safety issues and proposed projects for the pier, including the possible redesign of the pier, discussed by the Board last year, to include two floating ramps which was estimated at a cost of \$50,000 to \$60,000.00. He would like to talk with a few more contractors to obtain additional bids. He reported that he spoke with Steve Owles who lives in Dollar Point full-time, and believes he will be a good contact for the beach and pier. Steve will send last year's proposals and pictures to the Board members and suggested that everyone take a look at the pier prior to next meeting for further discussion.

Additionally, the bumpers at the end of the pier will be cleaned up before opening. Steve mentioned that he is looking into additional stand up paddleboard racks depending on the amount of paddleboard applications received for 2013.

9. **Committees**

a. Nomination Committee for Summer Election

Carol reported that Doug will act as Chair of the Nominating Committee. Carol will assist and the third non-board member will be Angela Booras. The Board discussed the fact that there are more members currently interested in running for election than the three expiring terms, of which one is the vacancy on the Board. Andy said he would not run again when his term expires in July. Carol will talk with the candidates again regarding their further interest.

**It was moved by Steve Snow and seconded by Mitch Packard to confirm Doug Greenwood as Chair of the Nominating Committee for the summer election, and Carol Wilmar and Angela Booras as the other two members of the committee. Motion carried unanimously.**

b. Other Committees

Carol mentioned she doesn't think a pool committee is necessary and suggested that the pool activities and social committee be combined. Lud Spolyar was suggested as a potential member of the combined

pool/social activities committee. Further discussion of additional committee assignments will be put over to the next meeting.

c. Candidate Involvement – Updates

All Board members reported on their contacts with the candidates as discussed at last meeting.

**10. Fiscal Issues**

a. Gate Lock Proposal from Alpine Lock and Key

Further discussion will be held in April or May regarding these proposals for the new gate lock system in order to include the recreation supervisors in the discussion.

b. Proposals for 2013 from Recreation Supervisors

Further discussion on the proposals for internet, phone and camera will be put over to the next meeting, since Doug, who was ill and did not stay at the meeting, was unable to report on his research on these issues.

c. Fiscal Report Samples

Discussed under item 3.

d. Pool Resurfacing Costs

Debbie reported that she spoke with Toot Joslin about the pool resurfacing costs. Toot said the pool is functioning well at this time with minor leaks. He suggested the resurfacing of the pool be budgeted for 2-3 years down the road. This would be a replacement reserve project and could be very costly, possibly over \$100,000.00. The cracks at the bottom of the pool would need to be jack hammered out and re-concreted in. It was suggested to get additional early estimates for this project, especially from the company used in past years (from Sacramento).

Andy noted that several other items from the Reserve Study will need to be completed in the near future.

**11. Changes to Bylaws**

Andy discussed amending the Bylaws. There are several items that need to be cleaned up, in a few cases substantially. Any amendment would require a vote of the membership, most appropriately done at the annual meeting in July. Dean Headley gave the history of the amended Bylaws through the years. The Board consensus was to create a committee of Andy, Lynn and Dean to review the changes needed in the Bylaws and suggest amendments.

**12. New or Other Business**

a. Defensible Space

Lynn reported that she spoke with Sky Richardson regarding defensible space at the beach Lot 22. She explained that back in 2007 after the Angora fire that several types of brush and trees were removed and it is time to do it again. In addition, there are trees by the lower tennis courts that should be removed. Lynn will further discuss the scope of work with Sky and coordinate getting estimates and report back to the Board.

b. Pool Office

Andy distributed pictures that he took in the pool office. He explained that a workspace will be needed for Carrie DeMange. Currently the Tennis Pro also uses a desk in the pool office. Dean reported the Tennis Pro uses a desk very little and would have no problem sharing desk space. If another desk space is needed, one solution would be to remove the large display case that now houses the DPA T-shirts. Debbie will discuss selling the showcase on Craigslist with the recreation supervisors, after first checking with Lud Spolyar concerning ownership of the case.

c. Beach Parties

Carol reported that Carrie had suggested making it a rule to hire an attendant to be present for beach parties. The DPA member hosting the party would be responsible for payment for the attendant as currently is the practice for pool parties. This will be further discussed at the next meeting.

**13. Executive Session**

There was no executive session.

**14. Adjournment**

The next meeting date will be in late March or early April, the date to be determined by a poll of the Directors.

**It was moved by Steve Snow and seconded by Lynn Thompson to adjourn the meeting at 4:30 PM. Motion carried unanimously.**