

Dollar Point Association
Board of Director's Meeting
Dollar Hill Professional Building, 3000 NLB, Suite 4
January 13, 2012
Final Minutes

Call Meeting to Order

President Anita Ormsby called the meeting to order at 2:05 p.m. A quorum was established. Board members present were Anita Ormsby, Lud Spolyar, Lynn Thompson, Bard Wilmar and Harry Dolden. Board members absent were Steve Snow and Andy Schaefer. Debbie Wolf, Office Manager, was present and will take the minutes. Guests present were Dean Headley, Legal Counsel, and Michael Harris, Member Lot #292.

Old Business

1. Harris License Agreement

Mike Harris was present to discuss the proposed License Agreement with the Board. Bard explained that his fence is on Association property by 18 inches at one end. The Board retained a surveyor in June of 2010 and two wooden stakes were placed on the Harris property to show the fence outside the property lines. He also explained that when the prior License Agreement was terminated in 2008, all the improvements on his property that were encroaching on Association property were to be removed at that time. Mike expressed that he would like to know what the real issue is. He believes the fence is only 2 inches on Association property or right on the line. He stated that the survey he looked at does not include his fence. He wants to know if he really has to move the fence if it is only a matter of inches. He does not want to sign the License Agreement or pay double dues. He said he will not retain his own surveyor. He did state that he will consider removing the lawn and irrigation. Dean explained that some legal document will need to be recorded. Mike said he is willing to sign something that says he will not claim any property rights. Lynn offered to have further discussion with Mike after he looks at the stakes on his property within his fence line, and decisions will be made at that time. [Subsequent event, Mike has removed his fence and will coordinate with DPA's contractor on restoration/removal of his improvements. The fence will be reinstalled on his side of the property line.]

2. Leydecker License Agreement

Dean reported that Suzanne Leydecker has requested a minor change to the Agreement as presented. She requests that the footage be corrected to not extend more than 21 feet onto the Association Property versus 27 feet as it reads in the current Agreement. She will maintain the improvements that are there and has agreed to not put any additional ones in.

It was moved by Lud Spolyar and seconded by Lynn Thompson to approve the License Agreement as amended. Motion carried unanimously.

3. Entryway Lighting

Anita reported that Ed Beauchamp, Electrician has given an estimate of \$2500.00 for his labor to install new lighting at the entryway to Dollar Point, and to change it to low voltage and bring it up-to-code. However, he is not willing to pick out the fixtures. Debbie mentioned that she went on-line and researched outdoor lighting. Possible fixtures from Kichler Lighting were discussed at \$210.00 each. Transformers will also be needed. Sturdiness is the key issue to hold up against blowing snow. Harry Dolden offered to further research outdoor light fixtures.

It was moved by Bard Wilmar and seconded by Lud Spolyar to approve expenditure not to exceed \$4,000.00 for this lighting project. Motion carried unanimously.

4. Committee Assignments

Lud proposed active advisory committees of the Board. Possible committees were discussed, and the Board agreed to send out an email blast for recruitment of members. Lud will work with Debbie on the language for the email blast.

5. State Lands Commission Lease

Dean reported that progress is being made. A revised 10-year draft lease will be sent to him from the Commission via email to include the corrected Association name and the swim line and two marker buoys. He will send the revised lease to the Board via email for approval prior to the State Lands Commission Board meeting on January 26, 2012.

It was moved by Bard Wilmar and seconded by Lud Spolyar to approve the final lease once amended. Motion carried unanimously.

Ratification of E-Mail Actions

1. Harris License Agreement – Board approved final revisions made by Dean Headley.
2. Leydecker License Agreement – Board approved final revisions made by Dean Headley.
3. Request by homeowner for pier use to shoot a documentary – Board approved.
4. 2012 Pro Forma Budget with Dues Increase – Board approved (5 yes, 2 abstentions).

It was moved by Bard Wilmar and seconded by Lud Spolyar to ratify the email actions as noted above. Motion carried unanimously. It was noted that Leydecker's Agreement will need to be amended, and that Harris has not signed his Agreement.

Approval of Draft Minutes dated November 4, 2011

It was moved by Lud Spolyar and seconded by Bard Wilmar to approve the draft minutes dated November 4, 2011 as presented. Motion carried unanimously.

President's Report

1. Recreation Staff for 2012

Anita and Lud proposed making Nathan Forest an offer to return for the 2012 recreation season. The Board agreed to have Anita or Lud discuss with Nathan his plans for the summer and to talk to him about what would be his expectations in order to return to Dollar Point as Recreation Manager.

2. Policy and Procedure Manual

There was no discussion today.

Beach & Pier Committee Report

1. Update on Pier Improvements

Bard reported that Andy Schaefer as Treasurer is not opposed to the improvements to the pier but would like to work with Steve Snow to get a more detailed proposal on costs for presentation to the Board. Steve was present on speaker phone for this discussion. Steve explained that there are structural issues that need to be addressed. The work could be done either this year or next year. He agreed to work with Andy on the costs and writing a detailed proposal. A few bids have been obtained, and the minimum costs would be \$15,000 and the maximum would be close to \$55,000 to get it done right. There was a bid presented in the past for \$4,400 to install bumpers to protect the pier as it is now. Discussion was held regarding increasing buoy fees to raise the money for the pier improvements.

It was moved by Bard Wilmar and seconded by Anita Ormsby to increase the buoy fees by \$100 per session and \$25 per week on the understanding the Association will be making improvements to the pier. Motion carried unanimously.

2. Buoy Fees and 2012 Buoy/Kayak Application

The buoy fees as discussed above will be \$650.00 per session and \$175.00 per week. The rack storage fee and beach boat storage fee will remain the same at \$100.00 per water craft for storage. Dean Headley will revise the Water Craft Storage Agreement to add language regarding toxics, and Debbie will complete the 2012 Dollar Point Buoy Lottery, Kayak/Canoe Rack Storage and Beach Boat Storage Application and mail to members prior to February 1st.

3. Purchase of Kayak Cart

Lud proposed the purchase of a kayak cart for members to haul their kayaks from the parking lot to the beach. Steve commented that he did not think it was necessary and questioned where it would be stored and expressed concern of members taking their boats to the end of the pier which would get in the way of swimmers and buoy boats. Other Board members agreed that it could be a liability and expressed concern of safety issues. Lud explained that it could be locked up and checked out with either the beach attendant or the pool office. Discussion will be held at a later date after the safety issues are further considered.

Finance Committee Report

1. Letter of Engagement from McClintock

Bard explained that this is a standard year-end Agreement to complete the financial review plus tax preparation.

It was moved by Bard Wilmar and seconded by Lud Spolyar to approve the Letter of Engagement with McClintock Accountancy. Motion carried unanimously.

2. 2011 Budget Comparisons

A Comparison of 2011 Budget Versions and 2012 Budget spreadsheet was distributed for review. Discussion will take place at a later date when Andy is present to explain the comparisons.

New Business

1. 2012 Rules and Regulations

The Board discussed in length the suggested changes to Rules 5 and 6.

It was moved by Bard Wilmar and seconded by Anita Ormsby to approve the changes to Rules 5 and 6 as amended. Further discussion was held and the Motion did not pass. Lynn requested further consideration of the language to these Rules.

2. Request from Kelsey Ferris for Tennis Social

As in past years, a letter of request for a Tahoe Yacht Club sponsored Tennis Social from Kelsey Ferris, DPA member, was distributed to the Board members. The date this year would be Saturday, July 21, 2012 from 10:00 a.m. to 12:30 p.m. The request is for use of the DPA courts for the Round Robin.

It was moved by Bard Wilmar and seconded by Lynn Thompson to approve the request for the 2012 Tennis Social. Motion carried unanimously.

Set Date for Next Meeting

The date for the next Board meeting will be scheduled for Friday, March 2, 2012 at 2:00 p.m.

Adjournment

It was moved by Lud Spolyar and seconded by Bard Wilmar to adjourn the meeting at 5:20 p.m.

ACTION ITEMS

1. Lynn will talk to Mike Harris after he looks at the stakes on his property regarding the fence.
2. Dean will amend the Leydecker Agreement.
3. Harry will research outdoor light fixtures for the entryway at Dollar Drive.
4. Lud will prepare the language for the email blast regarding committee recruitment.
5. Dean will send the revised draft lease from the State Lands Commission to the Board.
6. Lud or Anita will contact Nathan Forest regarding summer employment.
7. Steve and Andy will work together regarding a proposal of costs for pier improvements.
8. Dean will provide Debbie with the additional language for the Water Craft Agreement.
9. Upon finalization, Debbie will complete the 2012 Buoy Lottery and Applications and mail to the membership.
10. Lynn and Dean will look into liability and safety issues regarding the purchase of a kayak cart for members' usage at the beach.
11. Lynn will further consider the language to Rules 5 and 6 and make recommendations to the Board.