

**Dollar Point Association**  
Board of Directors Meeting  
Dollar Hill Professional Building  
3000 North Lake Blvd., Suite 4, Tahoe City, CA  
January 26, 2015  
Final Minutes

**1. Call Meeting to Order**

President Mitch Packard called the meeting to order at 1:00 PM. A quorum was established. Board members present were Mitch Packard, Pat Cala, Debbie Nicholson, Carol Wilmar, Peter Newell, Lynn Thompson, and Steve Owles. No members were absent. Others present were Debbie Wolf, Association Manager, who took the minutes, and Dean Headley, Legal Counsel. Guest present was Toot Joslin who presented a proposal for pool improvements.

Email Actions: The Board ratified and acknowledged two previously approved email actions. 1) to appoint Lynn Thompson as chairperson of the Nominating Committee; 2) to approve a 2014 bonus and 2015 raise for Debbie Wolf.

**2. Approval of Draft Minutes from November 10, 2014**

**It was moved by Peter Newell and seconded by Carol Wilmar to approve the November 10, 2014 minutes as modified. Motion carried unanimously 7-0.**

**3. Pool Improvements**

Toot Joslin was present to discuss his contract estimate for the pool remodel to take place after Labor Day of this year. The scope of the project includes removing and replacing the existing waterline tile and coping, removing all racing lanes and targets, and replacing all with new materials per sub-contract (TNT Custom Tile & Coping). Also, it would involve removing and replacing pool plaster per sub-contract (Generation Pool Plastering). Toot would coordinate all the work, obtain permits from building and health departments, insure all inspections are done properly and timely, and drain and refill pool as necessary. His contract estimate to complete this project including 10% for job supervision is \$113,564.00.

He also discussed extra items as optional costs such as crack repairs, rock boxes for demo removal, water tanks from the PUD for pool water storage, LED pool light replacement, handrails for shallow end steps, grab rails and niche steps for the deep end of pool, building and health department permit fees, autofill system, and deck sealant between new coping and decking. A possible diving board upgrade was also discussed. He mentioned that he set up an appointment with the health department on February 19 to go over the proposed project in advance to find out if there may be additional requirements. Debbie Wolf will join him at that meeting. The Board also discussed a battery charged portable handicap lift be purchased in the future.

The Board thanked Toot for presenting this proposal, and Toot left the meeting at 1:45 PM. The Board then conferred that a second bid was required per the Association's Bylaws. Mitch will talk to Dave Hansen to see who he recommends, and Debbie will then coordinate getting a second bid for further review at the next meeting in March.

**4. President's Report**

a. Expenditure Authority for President, V.P., and Association Manager

Mitch recommended the same level of expenditure authority as last year for the President, V.P., and Association Manager.

**It was moved by Debbie Nicholson and seconded by Peter Newell to maintain the expenditure authority at the same limit as last year in the amount of \$2,500 for the President and Vice President, and \$500 for the Association Manager. Motion carried unanimously 7-0.**

b. Update on Entryway Improvements

Mitch and Dean discussed that there is no update to report at this time. First, the County needs to confirm that the funds will be available before proposing any improvements. Mitch reported that Susan Osberg requested a letter from DPA acknowledging that the Association placed the rock work at the entryway and it is on her property, and that the Association does not claim any ownership of her property. Mitch will work with Dean to compose the requested letter.

c. Update on Firestone Property Development

Debbie Nicholson reported that she spoke to a representative in the Highlands and was told that there will be a proposal in the spring by the County as to what to do with the property. Dean suggested to continue talks with Jennifer Montgomery prior to the County's proposal. It was also suggested to talk to a land use consultant to get a professional opinion for the use of the Burton Creek property as to what it is zoned for, to continue opposing the facilities be moved from that location.

The Board acknowledged a letter from DPA member Janet Norcott with suggestions for alternative uses for the Firestone Property.

**5. Treasurer's Report**

a. Reserve Study – Browning Reserve Group

Pat reported that Browning Reserve Group recommends an on-site inspection every three years. She explained that it would be helpful to have them prepare an off-site report annually at the cost of \$250.00. The Board consensus was to have Browning prepare the annual report. Debbie will set it up with Browning Reserve Group.

b. TLOA Annual Membership Renewal

**It was moved by Debbie Nicholson and seconded by Mitch Packard to approve the 2015 annual membership renewal in the amount of \$1,000.00. Motion carried unanimously 7-0.**

**6. Beach Improvements**

a. Proposal from All Mountain Marine

Tim Anaclerio from All Mountain Marine provided a proposal for buoy work. It is Steve's recommendation to approve his proposal.

**It was moved by Mitch Packard and seconded by Steve Owles to approve the proposal for buoy work in the amount of \$9,500.00. Motion carried unanimously 7-0.**

b. Lake Level and Buoy Lottery/Court Group Fee

Debbie Wolf expressed concern about how many buoys would be useable this year due to the low lake level. The lake is a little less than 3.5 ft. at the end of the pier at this time. The Board consensus was to continue with the buoy lottery process but hold off with the buoy assignments until we know how many will be useable. Mitch will consult with Jan Brisco regarding the possibility of moving a row or two out further in the buoy field. That may require TRPA and other agency approval. Dean will work with Debbie to finalize the buoy/kayak/paddleboard application packets.

Dean explained the TRPA buoy license fee that has been collected from the Court Group for the past five years from the Association. He also gave the history of the Court Stipulation Group. The Board discussed whether to charge the \$175.00 fee for this year.

**It was moved by Debbie Nicholson and seconded by Mitch Packard to not collect the \$175.00 TRPA license fee this year from the Court Group. Motion carried unanimously 7-0.**

## **7. Landscape Improvements**

### **a. Proposals from Sky Richardson and Peak Landscape**

Mitch and Debbie Wolf will walk the property with Sky and/or Brian to discuss the proposed improvements. Discussion is tabled at this time.

## **8. Nominating Committee Report**

### **a. Appointment of Nominating Committee for 2015**

Lynn, chair of the Committee, reported that Debbie Nicholson and Steve Snow will work with her on the 2015 Nominating Committee.

### **b. Candidates for Election**

Lynn terms out this year. Pat Cala and Steve Owles agreed to run for election for another two-year term. An email blast will be sent out at the end of April to ask for interest from the members in running for election and it will be announced in the spring newsletter.

## **9. Other Business**

### **a. Homeowner Contact List for John Kelly re: Undergrounding**

Peter Newell explained that he would like to set up a committee outside the Board to explore interest in the undergrounding project. The Board consensus was to remain neutral on the project. Dean gave the history of the undergrounding project and explained that 2000 was a critical year. John Kelly originally asked for the homeowner contact list but would prefer email addresses vs. mailing addresses for members. It was determined at last meeting that the Board is not going to provide a list of emails. The Board discussed inserting a flyer in the spring newsletter from the Undergrounding Committee to survey interest.

### **b. Kayak Violation**

Debbie Wolf reported that DPA member Carlo Mormorunni left two kayaks on the rack at beach over one month past deadline date of 11/15/14. She explained that he is in violation two years in a row. After many phone calls and emails to him, he finally removed them on December 20, 2014. The Board consensus was not to fine him this year, but if in the future the Association needs to remove them and store them, he will be charged a removal and storage fee, and may not have use of the storage racks the following year. Due to the high demand for storage by members, Mr. Mormorunni will receive low priority for 2015 storage of his kayaks. Debbie will inform him of the Board's decision.

### **c. Charter Internet Service at Beach**

Debbie reported that Doug Greenwood has recommended switching the internet and phone service at the beach to Charter vs. AT&T. Hopefully; this will solve the problem of the wireless connection to reach both beach gate and tennis court gates for purposes of purchasing a new gate lock system. The Board consensus was to make the switch to Charter at the beach.

### **d. 2015 Insurance Renewal**

Debbie reported that the insurance policies for the Association are up for renewal March 31, 2015. Larry Lapkin is no longer with Aegis, and Susan Driscoll is now our insurance agent.

Susan mentioned that there may be a 5% increase from Philadelphia this year. The Board discussed exploring other options. Dean suggested talking to Farmers Insurance in town and Debbie Nicholson will also contact an insurance agent in Incline Village to discuss our insurance needs.

**9. Next Meeting Time and Adjournment**

The next meeting date will be scheduled in early to mid-March by a poll of the directors.

**It was moved by Debbie Nicholson and seconded by Pat Cala to adjourn the meeting at 5:10 PM. Motion carried 7-0.**