

Dollar Point Association
Board of Directors Meeting
138 Mammoth Dr, Tahoe City 96145
June 7, 2019
Final Minutes

1. Call Meeting to Order

Board President, Pat Tweedy, called the meeting to order at 9:10 AM. A quorum was established. Board members present were: Steve Owles, Debbie Nicholson, Pat Tweedy, and Dave Manovich. Board members, Pat Cala, Will Cogswell, and John Casaudoumecq, were also present by phone. Legal Counsel, Dean Headley, was also in attendance. Sara Barnes, Association Manager, took the minutes. Association member, Kelly Dietz, was also present.

Email actions acknowledged and recorded: *None*

2. 2019 Rules and Regulations & Access Control

Association Member & owner of Tahoe Luxury Properties, Kelly Dietz, was in attendance to present her concerns over the 2019 Rules & Regulations and specifically the short-term rental contracts that were signed between tenants and homeowners before the 2019 Rules & Regulations were published. Kelly noted that there has been a lot of backlash from tenants that were notified of the per-use fee after they had already booked their rentals. She provided the Board with several complaint letters from tenants that booked her properties. Kelly fervently requested the Board to consider allowing contracts that were in place prior to the Rules being published, exemption from the daily per-use fee and exemption from the limit of 8 people per day (changed from 12).

The Board thanked Kelly for coming and she left at 10:05am.

The Board continued discussion about Kelly's request to exempt rental contracts that were in place prior to the Rules being published from the daily use fee as well as the new limit of 8 people per day for short-term renters.

It was moved and seconded to exempt short-term renters who had a rental contract in place prior to June 1, 2019, from the daily per-use fee in 2019 and allow up to 12 per people per day, if the contract allows, provided that the contracts are given to the DPA office by June 17th to be included on the exempt list. Motion carried unanimously.

There was continued discussion regarding the member/renter cards. Association Manager, Sara, advised the Board that there have been a few situations where it is unclear who should be on the photo ID member cards for homeowners who have their home titled as an LLC or Family Trust. It was also noted there have been several member requests for a second "after-hours" access card. It was the consensus of the Board to continue issuing one access card per lot. Any written requests for additional cards will be forwarded to the Board for consideration.

It was moved and seconded to revise the Rules to remove the replacement card fee amounts from the Rules and into the Fee Schedule. Motion carried unanimously.

It was the consensus of the Board to charge \$200 for replacement renter cards and access cards and charge \$50 for replacement member photo ID cards.

3. Dollar Creek Crossing Project

Debbie Nicholson updated the Board on the Dollar Creek Crossing Project and spoke to a letter she sent to the County regarding the direction the project has taken. She recommended that the Board draft a letter to send to the County.

4. Approval of Draft Minutes from March 21, 2019

It was moved and seconded to approve the March 21, 2019 minutes as modified. Motion carried unanimously.

5. Nominating Committee Report

Steve Owles updated the Board that the Nominating Committee is seeking an additional candidate to add to the election ballot that will be then be recommended to the Board for approval.

6. Pickleball

The Tennis Committee, Will Cogswell, Debbie Nicholson, and Dean Headley presented their thoughts on converting an upper recreation area tennis court into a pickleball court. The Committee will be obtaining a quote to get lines temporarily painted on an existing tennis court for 2019 and will obtain a quote for converting an existing tennis court to an official pickleball court for next year.

7. Executive Session

The Board broke into Executive Session at 12:10 PM to discuss litigation involving Association property. The Board adjourned Executive Session at 1:15 PM and resumed the Board Meeting.

8. Treasurer's Report

Pat Cala reported on the monies that need to be transferred per the 2019 Operating Budget.

It was moved and seconded to transfer \$133,402 to the Replacement Reserve Account and \$12,500 to the Capital Reserve Account. Motion carried unanimously.

Pat Cala requested the Board approve a 2019 updated Reserve Study.

It was moved and seconded to approve a 2019 updated Reserve Study. Motion Carried unanimously.

9. Association Manager Report

Sara updated the Board on staffing for the summer. Most of the staff are returning from last year and very few new employees had to be recruited. Sara also gave a facilities opening update that all of the facilities were able to open on time despite the large snow year.

10. Other Business

The Board discussed the possibility of relocating the fence at the beach, that runs adjacent to the road and along the walking path, to incorporate the walking path into the fenced area and then create a picnic area above the beach on the Association's property after defensible space clearing is completed. The Board will look at the area further and continue discussion at the next Board meeting.

11. Next Meeting Date and Adjournment

The next meeting date will be determined by email poll.

It was moved and seconded to adjourn the meeting at 1:35 PM. Motion carried unanimously.