

Dollar Point Association
Board of Director's Meeting
Dollar Hill Professional Building
3000 North Lake Blvd., Suite 4, Tahoe City, CA
March 11, 2014
Final Minutes

1. Call Meeting to Order

President Mitch Packard called the meeting to order at 2:10 PM. A quorum was established. Board members present were Mitch Packard, Lynn Thompson, Pat Cala, Doug Greenwood, Steve Owles, and Carol Wilmar. Board member absent was Steve Snow who called in on speaker phone at 3:15 PM. Debbie Wolf, Office Manager, took the minutes. Guests present were TJ Campbell Lucas, homeowner at 195 Observation Drive; and Bob McClintock, McClintock Accountancy.

Email Action: There were no email actions to ratify.

2. Approval of Draft Minutes from January 28, 2014 Meeting

It was moved by Lynn Thompson and seconded by Carol Wilmar to approve the January 28, 2014 minutes as presented. Motion carried unanimously 6-0.

3. Approval of 2014 Rules and Regulations Document

a. Final Changes to Transfer Fee Rule re: 195 Observation Drive

TJ Campbell Lucas was present to discuss the transfer fee in the amount of \$1,500.00 for her property at 195 Observation Drive. She explained that she is the managing partner for the 195 Observation Drive Trust. There are four partners with each having a one-quarter share ownership as the DPA rules allow. She stated that the new transfer fee is affecting the sale of the one-quarter partnership and would like the Board to consider lowering the fee. The Board explained that this property has not been charged a transfer fee in the past for the two partner transfers that already took place. Transfer fees will not be collected for those past transfers, but going forward the property will be charged the transfer fee of \$1,500.00 for transfers of less than a fifty percent interest in a member Lot. TJ requested that the transfer fee be one-quarter fee in the amount of \$625.00 versus \$1,500.00. The Board told TJ that this would be further analyzed for future partner sales of their Trust. TJ left the meeting at 2:50 PM.

b. Letter from TJ Campbell Lucas

The letter dated March 7, 2014 from TJ Campbell Lucas, Managing Partner of the 195 Observation Drive Trust, was acknowledged and discussed as stated above. After further review, the Board consensus was to adopt the language proposed by Dean Headley regarding transfer fees. Dean will be asked to send a letter to TJ Campbell Lucas informing her of the Board's decision.

It was moved by Lynn Thompson and seconded by Pat Cala to adopt the new rule that for transfers of less than a fifty percent (50%) interest in a member Lot, the transfer fee is \$1,500.00. All other transfers are subject to the full transfer fee of \$2,500.00. Motion carried 6-0.

4. Fiscal Committee Report

a. Accounting Reports previously sent to the Board were acknowledged.

b. Updated Reserve Study

Debbie reported that Browning Reserve Group has recommended doing a reserve study update in the spring. The cost would be \$1,300.00 for this new study. The Board agreed to have this done.

It was moved by Pat Cala and seconded by Steve Owles to authorize \$1,300.00 for the Reserve Study Update in the spring. Motion carried 6-0.

c. Association Financial Statements

Bob McClintock, CPA, was present to discuss the year-end financial review prepared by McClintock Accountancy. He explained that they currently do a 3rd QTR review and a 4th QTR review and prepare

the year-end financial statements and the Association's tax returns. Debbie pointed out a few words that needed to be changed in the financial statements because Dollar Point is not a CID. She will work with Bob to make sure all the proper changes are made. Mitch and Pat signed the 2014 Rep Letter, and Bob left the meeting at 3:15 PM.

5. Beach and Pier Report

a. Status of Pier Project

Steve Snow was present on speaker phone for this discussion. Steve Owles discussed that the new pier design with the catwalks has inherent risks. When they are lowered it is not an issue, but when raised there is a gap that creates an illusion. He suggests filling in the gap where the ramp attaches to the pier. Mitch would like to run it by Matt Daniels. The Board acknowledged that there will be an additional cost to fix the problem. Steve Snow will work with Matt to come up with a solution without a railing. A caution sign will be placed on the pier. Steve Owles will look at the area tomorrow and mark off the problem area until it is fixed.

Mitch reported that he spoke to Jan Brisco and another source about the low water in the lake regarding buoys to see if they could be moved out further in the lake. The consensus from these sources was that TRPA would not allow it. Too many agencies would need to get involved in the approval process. The Board suggested holding off doing the buoy lottery for a few weeks until the water depth is measured at the end of the pier and at the end of each of the first two rows. Debbie will contact Tim Anaclerio at All Mountain Marine to complete this task.

6. Approval for Recreation Supervisor 2014 Schedule

a. Proposal from Kerry Bannon

Kerry's proposal was discussed. The Board agreed they want her to return as the Recreation Supervisor and she can decide who to hire as her assistant. Lynn and Steve Owles, as Personnel Committee, will research comparable rates in the area and then meet with Kerry to make her an offer within the budget. Lynn discussed the cross-training concept at the beach. Steve Snow expressed his concern of not having a separate beach host position, but Lynn explained that the Board previously approved Kerry's proposal to combine the pier attendant and beach host position.

7. Bylaws Committee Report

Mitch thanked Lynn, Dean, and Andy for their hard work and all the time spent on the proposed Bylaw changes. The proposed changes recommended by the Bylaws Committee were reviewed. Carol and Bard Wilmar sent their feedback and suggestions to the Board. Carol discussed some of their concerns and recommendations. Lynn explained that they will take all comments into consideration and come back to the Board for approval, and then send to the membership for vote.

8. Other Business

a. Authorize Tahoe Yacht Club Tennis Social for July 19, 2014

It was moved by Pat Cala and seconded by Steve Owles to approve the request by Debra Nicholson for the Tahoe Yacht Club Tennis Social for July 19, 2014 at the DPA tennis courts. Motion carried 7-0.

b. Elections – Nominating Committee

Steve Snow reported that there are four spots on the Board for election at the AGM. There are two incumbents, Mitch Packard and Carol Wilmar; and two vacancies, Steve Snow and Doug Greenwood. He and Pat suggest an Email Blast to inform the membership and see who might be interested in running for the Board vacancies. It will also be published in the May newsletter.

9. Next Meeting Time and Adjournment

The next meeting date will be scheduled by a poll of the directors in early May.

It was moved by Lynn Thompson and seconded by Carol Wilmar to adjourn the meeting at 6:00 PM. Motion carried unanimously 7-0.