

Dollar Point Association
Board of Director's Meeting
Dollar Hill Professional Building, 3000 NLB, Suite 4
November 4, 2011
Final Minutes

Call Meeting to Order

President Anita Ormsby called the meeting to order at 2:00 p.m. A quorum was established. Board members present were Anita Ormsby, Lud Spolyar, Bard Wilmar, and Andy Schaefer. Board members absent were Steve Snow, Harry Dolden, and Lynn Thompson. Debbie Wolf, Office Manager, was present and will take the minutes. Guest present was Toot Joslin, Pool Contractor. Also, Nathan Forrest, Recreation Manager, arrived at 3:15 p.m. Dean Headley, Legal Counsel, was not present today.

Ratification of E-Mail Action

It was moved by Andy Schaefer and seconded by Lud Spolyar to ratify the email action for Board approval of the stump grinding following removal of two cedar trees and one pine tree at the pool in the amount of \$850.00. Motion carried unanimously.

Approval of Draft Minutes dated September 30, 2011

It was moved by Lud Spolyar and seconded by Andy Schaefer to approve the draft minutes dated September 30, 2011 as presented. Motion carried unanimously.

Recreation Report

1. Chemical System Upgrade

Toot Joslin, Truckee River Tub Company, was present to discuss the proposal to upgrade to a liquid chlorine system. Discussion was held regarding remodeling the storage shelves area in the pool chemical room to house the liquid chlorine. Toot agreed that it is the way to go. The rough costs would be approximately \$2,000 - \$3,000 to build the new room and another \$6,000 - \$7,000 for equipment to complete the conversion to liquid chlorine. The Board agreed this would be a capital expenditure. Toot illustrated the proposed design, and it would be planned in the winter and completed in the spring. He will talk to the Placer County Building Department to inquire about permits, and the Board will further review when the permit process is complete.

It was moved by Bard Wilmar and seconded by Andy Schaefer to authorize up to \$10,000 in expenditures for this project in 2012 and to allow Toot to move forward with the permit process and authorize Toot to manage this project. Motion carried unanimously.

2. Purchase of New Pool Cover

Toot presented a bid in the amount of \$9,961.00 to replace the winterizing cover for the pool. The new cover would be a two piece cover, with a mid-clip connection and new deck anchors. Toot explained that once the cover is ordered, it will take 6-8 weeks to be custom-designed and delivered. He suggested ordering it in July so it could be delivered in September. He also addressed Board concerns of winterizing the pool so late this year and explained that it will not need to be drained in the spring. Discussion included resurfacing the pool in the future. The Board thanked Toot for his efforts and he left the meeting at 2:45 p.m.

The Board further discussed the proposal for the new pool cover, and it was agreed that Bard negotiate the price of the pool cover with Toot.

It was moved by Andy Schaefer and seconded by Lud Spolyar to authorize Toot to purchase the new pool cover in the amount of \$9,961.00 subject to negotiation of a lower price. Motion carried

unanimously. (Subsequent event: Negotiated price is \$9,361 with revised payment terms of 40% on ordering, 40% on receipt and 20% upon completion of new fittings and anchors.)

3. End of Season Report

Nathan was present to discuss the operations of the pool for the 2011 season. He expressed that he was very happy with Toot's services. He explained that there are about 30 broken anchors for the winter pool safety cover and he mentioned that he was getting quotes from Lincoln Pool Supplies. The Board informed him that they authorized Toot to purchase the new cover. Andy discussed the procedures manual and said that it was very helpful. Nathan explained that the Assistant Manager position could have a stronger role next year. The hours of the staff after Labor Day were discussed. It was agreed that there could be less staff hours for the month of September. Once again, the Board thanked Nathan for his excellent service as Recreation Manager and told him he would be contacted after the first of the year to discuss consideration of his return in 2012.

President's Report

1. Traffic Issues on Observation Drive

Anita reported that she talked to Craig Smith at Placer County about the proposed 4-way stop sign on Observation and Shasta Way/Shasta Court. Craig had surveyed the area and said that it cannot be done due to the downslope of the streets. Speed bumps were then discussed. The County is experimenting with a low speed bump in Kings Beach over the winter and will observe how it works with the snowplows. It was noted that Dollar Point streets are public, not private. Anita will follow-up with Craig Smith in the future.

2. Landscape Proposal for 2012/2013

Discussion was held regarding the proposed landscape contract in the amount of forty thousand eight dollars (\$40,008) from Peak Landscape. Additions to the contract over the previous contract were noted. The new contract would be renewed for a second year. It was the consensus of the Board to approve the renewal of the landscape contract in the amount of \$40,008.00.

Beach & Pier Committee Report

1. Update on Pier Improvements

Only some members of the Board were able to review the pictures provided by Steve Snow for proposed pier improvements in 2012, since the pictures were available due to technical difficulties only at the meeting. This item will be further discussed at the next meeting.

Finance Committee Report

1. Approval of 2012 Pro Forma Budget

The Board discussed at length the 2012 Budget Workup and Capital & Replacement Reserves projects. Annual dues were also discussed. No formal action was taken at this time. Andy will revise the proposed 2012 Pro Forma Budget to incorporate the Board's discussion, and it will be approved by e-mail action vote. The Board is reviewing carefully the level of reserves and of funds available in the operating account.

Old Business

1. Leydecker License Agreement

Bard reported that he suggested changes to the Agreement as discussed previously, and Dean Headley was expected to incorporate the changes.

2. Harris License Agreement

Bard discussed further changes to the Agreement, and Dean will incorporate the changes and provide an Exhibit A. Anita will then send a cover letter to Mr. Harris stating that this is what the Board proposes. Bard offered to draft the cover letter. The Agreement should be in place by the end of the year, and if not, the Association will remove the fence.

It was moved by Bard Wilmar and seconded by Lud Spolyar to approve the draft Leydecker License Agreement and Harris License Agreement as amended. Motion carried unanimously.

3. State Lands Commission

Bard reported that Dean is working with Jan Brisco to address the issues with State Lands Commission. APNs for all membership properties were provided to the Commission as requested.

4. Newsletter Proposal

Debbie presented a proposal from John Bergmann at Printart/Sierramail in Kings Beach to produce and mail the DPA newsletter using its bulk mailing rate. The initial cost for setup, printing and mailing would be approximately \$900.00. Subsequent setup, printing and mailing costs would be approximately \$800.00. Discussion was held regarding the name for the newsletter and it was agreed to call it "Observations". The DPA logo will also be used to identify Dollar Point. The Board approved Printart's proposal. Once the 2012 budget is approved, it will be sent to the membership with the upcoming newsletter.

5. Defensible Space

Lud will write an article on defensible space for the upcoming newsletter. No further discussion was held today.

Set Date for Next Meeting

The date for the next Board meeting will be scheduled for Friday, January 20, 2012 at 2:00 p.m.

Adjournment

The meeting was adjourned at 7:00 p.m.