

Dollar Point Association
Board of Director's Meeting
Dollar Hill Professional Building
3000 North Lake Blvd., Suite 4, Tahoe City, CA
November 14, 2012
Final Minutes

1. Call Meeting to Order

President Andy Schaefer called the meeting to order at 1:10 PM. A quorum was established. Board members present were Andy Schaefer, Lynn Thompson, Mitch Packard, Doug Greenwood and Carol Wilmar. Harry Dolden arrived at 3:00 PM. Board member absent was Steve Snow. Others present were Debbie Wolf, Office Manager, who took the minutes and Dean Headley, Legal Counsel.

Ratify Email Actions

It was moved by Lynn Thompson and seconded by Mitch Packard to approve the appointment of Carol Wilmar to the Board. Motion carried unanimously.

It was moved by Mitch Packard and seconded by Lynn Thompson to approve the transfers from Replacement and Capital Projects to the Operating Account. Motion carried unanimously.

It was moved by Lynn Thompson and seconded by Mitch Packard to approve the purchase of additional windscreens for the lower tennis courts. Motion carried unanimously.

2. Approval of Draft Minutes from September 14, 2012

It was moved by Mitch Packard and seconded by Lynn Thompson to approve the draft minutes dated September 14, 2012 as presented. Motion carried unanimously.

3. Brief Summary of Actions since September 14, 2012 Meeting

a. Linda Sutter Project

Andy explained that Linda had identified issues with the data Debbie had been sending to him and therefore it took her more time to work out how to produce from Quickbooks the requested reports. Andy therefore authorized up to an additional 3 hrs. for Linda to create the format for the reports in QuickBooks and to train Debbie in producing them.

b. Expenditures Authorized

Debbie reported that \$550.00 was authorized to Carrie DeMange for the employee incentive program, three additional hours were authorized for Linda Sutter (as described above), three additional hours were authorized for Bill Poulton for final winterization at the pool area, and \$217.16 in parts and labor was authorized for Toot Joslin to replace lights in the pool.

c. Tree Trimming

Lynn reported that Mike Harris requested to have some branches trimmed on a tree at the beach parking area that is obstructing his satellite dish. Peak Landscape looked at the project and approved 3-4 branches be removed. Mike will have Arbor Care remove the branches.

d. Painting by Bill

Debbie reported that Bill completed the painting at the pool entry and in the back on the trellis by the ping pong table. Sierra Rainbow Painting recommended that all wood be sealed with a clear penetrating finish and that if done properly, it should last 3-4 years. Bill followed their recommendation.

e. Harris and Leydecker

Andy reported that the sprinklers have been removed by Mike Harris. The Leydecker contract has been signed and Dean Headley will contact her for the 2012 dues payment related to the encroachment.

4. Final Disposition of Items from the July Annual Meeting

a. Changes to Edgewater

Andy explained that changes to Edgewater Drive have been discussed by members to include narrowing of the road and restriction of parking on the lake side. The Board agreed that it is outside their jurisdictions and no action will be taken by the Board.

It was moved by Carol Wilmar and seconded by Mitch Packard to not address the changes proposed on Edgewater Drive. Motion carried unanimously.

b. Signage for Leash Laws

Debbie explained that a member requested signage on Edgewater Drive to comply with the new Placer County leash law. The Board confirmed that it can put signs only on Association property. The Board agreed to report in the newsletter that the County ordinance requires all dogs on leash and all members who rent their homes need to inform renters. Doug agreed to contact the Real Estate agents and request that they put this into the renters' contracts. Lynn will provide language to add this to the 2013 Rules and Regulations.

It was moved by Lynn Thompson and seconded by Mitch Packard to change the Rules and Regulations to include this new rule and to have Doug and Debbie work together to notify all rental agencies and members who use VRBO. Motion carried unanimously.

c. Resurfacing Dollar Point Streets

Debbie explained that a member requested that the Board act on contacting Department of Public Works to find out where Dollar Point is on the schedule for getting the roads resurfaced. She reported that she contacted them and was told there is no money in the current budget for this process but patching will be done as needed. This item also will be reported in the newsletter.

5. Entry Re-Design Proposal – Report from 9/27/12 Meeting

Mitch reported that he, Lud and Debbie met with Jean Marie Kelly, Jean Stowell, and Lolly Kupec regarding the entry re-design proposal for the start of Dollar Drive at the state highway. At that meeting it was proposed to do a property survey of the entrance area on Dollar Drive. Mitch suggested not doing the survey at this time. Andy summarized the Board's discussion by stating it is the general consensus of the Board to not do anything regarding re-designing the entry now. Mitch will follow-up with Jean Marie Kelly and Jean Stowell and will report back to the Board.

6. Property Transfers and Trusts

With several different types of trusts being used for ownership of Dollar Point Association member properties, the Board reviewed the issue of under what circumstances a transfer fee is appropriate when an interest in a trust is sold.

It was moved by Lynn Thompson and seconded by Carol Wilmar that: (1) a transfer fee be imposed when an interest in a trust that is not a traditional estate planning trust is sold; and (2) that Lynn Thompson and Dean Headley will review what revisions to Rule No. 3 of the Association's 2012 Rules and Regulations are called for to carry this into effect. Motion carried unanimously.

7. Beach and Pier Garbage Disposal

Andy provided several options for removal of trash at the beach. One would be to purchase a golf cart for the recreation staff to transport the trash from the beach to the pool dumpster in the summer. Another option would be to purchase a used pick up truck for the same purpose. Another would be to have a dumpster placed at the beach by Tahoe Truckee Sierra Disposal Company, and the final option would be to hire someone to transport it daily from the beach to the pool. All options were discussed and a temporary solution is to hire Dean Hunt for the winter months while permanent options are explored.

It was moved by Lynn Thompson and seconded by Carol Wilmar to authorize \$150.00 for up to four times over the winter for Dean Hunt to take care of the garbage cans at the beach. Motion carried unanimously.

8. Fiscal Issues

a. Gate Lock Proposal from Alpine Lock and Key

Mitch explained that he and Debbie and the recreation supervisors met with a salesman regarding a proposed new lock system. It would require four new locks and can be programmed remotely. The current cards would remain in place. The one glitch is whether it can tie into the wifi currently installed at the beach. Alpine Lock and Key out of Truckee provided an estimate for installation of the new system in the amount of \$9,529.16. The Board approved this expenditure for purposes of the 2013 budget, but further information and discussion is needed prior to finalizing the proposal. It will be further discussed at the next meeting.

b. Phone/Internet/Camera Proposals from Recreation Supervisors

Mitch discussed that the internet currently at the beach is DSL through AT&T. Debbie confirmed that the internet and webcam are set up in the attic at the beach bathrooms. Doug suggested contacting Tahoe Tech Group who initially installed it and get their recommendation. Debbie reported that the remote phone system does not reach the pier. Mitch will check on the distance from the beach bathroom to the pier with his laser range finder and Doug will research purchase of a new phone system. Mitch and Doug will report back to the Board regarding these items.

c. 2013 Budget and Pro Forma Budget

The proposed budget for 2013 was discussed in detail. The Board made adjustments to both revenue and expense assumptions in the proposal to properly balance the anticipated revenue with anticipated expenses and to include a sum for a contingency amount to cover significant unanticipated expenses.

It was moved by Lynn Thompson and seconded by Carol Wilmar to adopt the proposed budget with the changes agreed upon for the year 2013 as well as the Pro Forma Budget. Motion carried unanimously.

Andy proposed an additional transfer of funds to the Operating Account from the Replacement Reserve Account for landscape work. He explained that this was delayed and not included in the series of email action motions due to a tax question raised by McClintock Accountancy, but since resolved as not applicable to Dollar Point.

It was moved by Lynn Thompson and seconded by Mitch Packard to approve \$5,924.00 in reimbursement to the Operating Account from the Replacement Reserve Account for landscape work to include re-landscaping the pool tree removal area (\$3,000), replacement planting at the front entrance to upper rec area (\$240), pool entry irrigation changes (\$1,808) and general irrigation repair (\$876). Motion carried unanimously.

9. New or Other Business

a. Upcoming Newsletter

Debbie discussed the articles to include in the newsletter. A President's Report and a Treasurer's Report have already been submitted and the Pro Forma Budget will be included in the upcoming Fall/Winter newsletter.

b. Pool Closing Date

Andy proposed a new rule under the General Rules section regarding the date for the Association's facilities to be closed. It is important to have a date certain each year to be clear with employees when the "season" and their employment ends. The Board discussed a few different date options and simplified Andy's proposal.

It was moved by Mitch Packard and seconded by Carol Wilmar to adopt a new rule to specify the facilities shall be open for the summer season beginning on the Saturday of Memorial Day weekend and ending at 5:00 PM on the evening of the last Sunday in September. Motion carried unanimously.

10. Executive Session

The Board convened an Executive Session to consider personnel issues.

11. Set Date for Next Meeting/Adjournment

The next meeting date will be in January 2013, the date to be determined by a poll of the Directors. The meeting adjourned at 4:30 PM.