

Dollar Point Association
Board of Director's Meeting
Dollar Hill Professional Building
3000 North Lake Blvd., Suite 4, Tahoe City, CA
November 10, 2014
Final Minutes

1. Call Meeting to Order

President Mitch Packard called the meeting to order at 9:10 AM. A quorum was established. Board members present were Mitch Packard, Pat Cala, Debbie Nicholson, Carol Wilmar, and Peter Newell. Board members absent were Lynn Thompson and Steve Owles. Others present were Debbie Wolf, Office Manager, who took the minutes, and Dean Headley, Legal Counsel. Guest present was Doug Greenwood. There were no email actions to acknowledge and record.

2. Approval of Draft Minutes from October 14, 2014

It was moved by Peter Newell and seconded by Carol Wilmar to approve the October 14, 2014 minutes with corrections as discussed. Motion carried unanimously 5-0.

3. President's Report

a. Update on Entryway Improvements

Dean reported that he spoke with John Mitchell from Placer County regarding the funding for any improvements to the entryway in the future. John agreed that the CSA funds would be appropriate for this project. Mitch will follow-up with John for further discussion.

b. Update on Firestone Property Development

Dean and Debbie Nicholson reported that they recently met with Supervisor Jennifer Montgomery, Ray Garland from the Highlands, and a few other high level people with Placer County. It is clear that title of the Firestone property is with NTPUD. The Firestone property is an 85-acre parcel, and 25% is zoned to be buildable. There is a NTPUD meeting on Wednesday, November 12th that many homeowners will attend to encourage the NTPUD to retain ownership of the land and to continue with the original plan to get the bike path put in place. Pete reported that he spoke with Jennifer Pruitt who is an advocate for open space, and she mentioned that there may be federal money available through Congressman McClintock's office for funds for the bike path, and she would be willing to help facilitate if the NTPUD puts in an application for the funds.

Pete suggested setting up a task force committee in conjunction with the Highlands and Chinquapin and to reach out to the experts and involve people who are seriously interested in land use preservation. Dean will put together a list of all the key players involved in this property grab for the committee. He said there has been an overwhelming amount of letters protesting the Court House and Sheriff's substation to be developed on this property, and support to redevelop the existing property at Burton Creek.

Doug Greenwood discussed that he is going to build a website regarding park land and highlighting the Firestone Property as a nature preserve for low impact recreation.

Dean Headley, Debbie Nicholson, Mitch Packard, Carol Wilmar, and Lynn Thompson will attend the NTPUD meeting on behalf of Dollar Point Association, including many other concerned homeowners. Debbie and Dean will report on the decisions made by the NTPUD at the meeting on November 12th for the next newsletter.

The Board thanked Dean Headley, Debbie Nicholson, and Doug Greenwood for all their hard work and time spent on this Firestone Property issue.

c. Gate Lock System/Charter Communications

Doug reported that he is making progress with Charter Communications to integrate Charter cable at the beach for access for the new gate lock system. They did provide a proposal for this purpose, but without understanding the infrastructure and he will continue discussions with Charter. Doug then talked about the bid from Lightning Lock & Key for a new gate lock system, and reported that he found the same hardware on the internet at a lower price than was quoted on the bid. Pete explained that he would like to have a gate reporting system that can identify the user by name and Dollar Point street address. Doug will take this into consideration. Doug left the meeting at 10:50 AM.

4. Treasurer's Report

Pat recommended transferring monies from the Replacement Account to the Operating Account for two items that were originally paid out of Operating.

It was moved by Pete Newell and seconded by Carol Wilmar to transfer monies from the Replacement Account to the Operating Account in the amount of \$1,763.04 for the cost of exterior refinishing of the main entry gate by Sierra Rainbow Painting, and to transfer \$3,260.00 for lower tennis court crack repair by Color-Crafters. Motion carried unanimously 5-0.

Items were reviewed in the Reserve Study and Pat was given direction for the replacement reserve and capital reserve projects for 2015, to include \$2,000 for the pool gate and \$8,765 for five new gate locks. She will prepare the final 2015 budget for the newsletter.

5. Beach Improvements

a. Retaining Wall

The Board discussed the options for repairing the retaining wall. Board consensus was to replace the 25' above and the remaining old wall up to the wall replaced last year.

It was moved by Pete Newell and seconded by Pat Cala to budget \$11,050 to complete the repairs to the retaining wall. Motion carried unanimously 5-0.

b. Kayak Racks

Steve Owles, via email, suggested that by moving and modifying the existing kayak racks, we can increase kayak storage by 24 spaces. The cost would be \$2,600.00. Board consensus was to approve this expenditure for 2015.

6. Rental Issue

a. Follow-up Discussion on John Casaudoumecq's Concerns

Pete discussed different options for collecting additional fees from homeowners who rent their homes on a regular basis, and how much greater usage there is at the facilities by vacation renters. The first step is to find out what the usage is with actual data that the new gate reporting system may provide. He will contact John Casaudoumecq, and the Board will continue discussion on this issue.

7. Executive Session

The Board adjourned to Executive Session at 11:50 AM to discuss Debbie Wolf's employment agreement. No action was reported.

8. Other Business

a. Newsletter Articles

Debbie Wolf discussed that newsletter articles need to be submitted by end of this week for the fall/winter newsletter to include the 2015 Budget.

b. Nominating Committee

Assignment of members to the Nominating Committee was tabled until Mitch has a chance to speak to Lynn Thompson who is termed out at the end of July. He would like Lynn to be on the committee.

c. Mailing List to John Kelly re: Undergrounding Project

Dean reported that he researched the California Corporate Law as to what the Association's obligation is to provide homeowners with other's contact information. A homeowner first needs to put the request in writing, state the purpose, and get the Board's approval. Dean explained that John is entitled to names and mailing addresses only, not phone numbers nor email addresses.

9. Next Meeting Time and Adjournment

The next meeting date will be scheduled after the holidays in mid to late January, 2015 by a poll of the directors.

It was moved by Pete Newell and seconded by Carol Wilmar to adjourn the meeting at 12:30 PM. Motion carried 5-0.