

**Dollar Point Association**  
Board of Directors Meeting  
Dollar Hill Professional Building  
3000 North Lake Blvd., Suite 4, Tahoe City, CA  
October 29, 2015  
Final Minutes

**1. Call Meeting to Order**

President Mitch Packard called the meeting to order at 9:05 AM. A quorum was established. Board members present were Mitch Packard, Steve Owles, Pat Cala, Debbie Nicholson, Carol Wilmar, Peter Newell, and Pat Tweedy. There were no members absent. Others present were Debbie Wolf, Association Manager, who took the minutes, and Dean Headley, Legal Counsel. Guests present were Lud Spolyar and Jesse Chaney.

Email Actions

The following email actions were acknowledged and recorded: 1) Board approved bonuses for the selected recreation staff as proposed by Pat Cala (Pat Tweedy abstained); 2) Board approved additional pool repairs as proposed by Toot Joslin and Steve Owles not to exceed \$5,000.00.

Debbie Wolf reported that the final bill for extras outside of scope of contract for the pool project was submitted in the amount of \$8,201.15. Steve Owles confirmed the extras that were needed, and the Board approved the extra costs.

**2. Approval of Draft Minutes from August 20, 2015**

**It was moved by Pete Newell and seconded by Pat Cala to approve the August 20, 2015 minutes as presented. Motion carried unanimously 7-0.**

**3. Recreation Supervisor's Report**

Jesse Chaney presented his proposal for 2016 Recreation Improvements. Many items cost less than \$500.00, and Mitch explained that Debbie Wolf can authorize those expenditures. Debbie will meet with Jesse at the beginning of the 2016 rec season to prioritize the expenditures to include replacing worn down recreation equipment, upgrading the PA system, repairing the lower tennis awning which currently is at Tahoe Canvas waiting for a repair estimate, repairs and painting at the beach bathrooms, purchasing a storage shed for the beach, coordinating with Dean Headley on purchasing new wind screens for the upper tennis courts, new summer pool covers that Toot will quote in the spring, and miscellaneous lower cost improvement items. Jesse also proposed purchasing new refrigerated drinking fountains to provide cool, fresh water for the staff and members. He explained that the water fountains at the beach currently provide warm water due to the hot sun. The Board would like to research this item further because it may require additional maintenance and complete removal of the water systems in the winter. Debbie N. will research this item.

The next item discussed was a pool gate replacement, which has been considered in the past, and the Board consensus was to approve the cost for a simple style security gate for the pool at approximately \$2,000.00. The big replacement items are pool furniture, beach and pool umbrellas and umbrella stands. Jesse suggested upgrading the pool furniture and using the old pool chaise lounges at the beach. Board consensus was to approve these items once Jesse does further research on the manufacturer of the furniture and provides costs. Pat Tweedy mentioned that she has a contact at her facility that has done extensive research on pool furniture, and she will put him in touch with Jesse.

The Board thanked Jesse for his proposal, and welcomed him to his new position as Recreation Supervisor in 2016. He left the meeting at 10:30 AM.

#### **4. Member Directory**

Pat Tweedy reported that the committee met to discuss ideas for the member directory. Lud distributed a sample layout and estimate from Printart. The covers will be 130# cover stock, front full color one side, back blank both sides. John from Printart recommended a spiral binding with black plastic because there are too many pages for saddle stitch binding. Pat explained that we could print 100-200 to start, and a pdf copy would be provided on the website that members could download and print their own. Lud stated that he would like to see 600 copies printed to provide one for each member. Pat suggested 200 to start, and each member would be allowed two at no cost. It could be updated and re-printed every few years, and the website version could be updated once a year. Debbie Nicholson discussed that this will be a good time to update and clean-up the membership records. She explained that we could include a map of the subdivision, a history of the area, and important useful numbers. Debbie N. will write a newsletter article and a decision will be made to include an insert with a form for the members to fill out, or just include it as part of the newsletter.

**It was moved by Mitch Packard and seconded by Pat Cala to proceed with collecting updated information for the new member directory and to initially print 200 copies. Motion carried unanimously.**

#### **5. President's Report**

##### **a. Entry Update**

Mitch reported that he met with Steve Walton and Pamela Galy to discuss possible improvements to the entry. Steve is a respected engineer and his wife is an architect, and they have volunteered their time to help with a proposed design. Mitch will put him in touch with John Mitchell at Placer County Public Works to determine if this is appropriate use for the CSA-1 Funds. Steve will most likely start with the replacement of the stone facing on the wall.

##### **b. Meeting with Dave Manovich**

Mitch reported that he met with Dave to address his concerns, and Dave expressed interest in working with Steve Owles and Pete Newell on the Access Control Committee. Steve O. explained that this may be the biggest issue the Association has had to face regarding DPA becoming a vacation rental property destination. Dave thought the Board was not interested in addressing the issue of renters overusing the facilities, but he was assured that the Board has been discussing this for the past year. Steve and Pete will set up a meeting with Dave Manovich to work toward setting future goals regarding renters to allow the Board to make a clear decision.

#### **6. Beach & Pier Committee Report**

##### **a. Status of Beach Improvements**

Steve reported that the retaining wall is complete, the umbrella stands have been realigned, and he will complete the work on the stands. Matt Daniels' crew will thread the piping.

##### **b. Water Leak at Beach**

This item was added to the agenda. Debbie Wolf reported that Tapco Construction Co. was hired to find the water leak at the beach, but the result was that they could not locate the leak. The current water line is half in asphalt and half in dirt about seven feet underground. TCPUD calculated the leak is at a rate of 0.25 gallons per minute which is approximately 360 gallons per day. TCPUD would like the Association to abandon the current line and meter and tie in with the meter on the other end of the parking lot by the tennis courts. Tapco provide a proposal to install

a new water line at this location in the amount of \$15,800.00. They would then excavate at the existing water meter and cut and cap the pipe. They would work to meet TCPUD specifications, and it would require a TRPA permit. Steve Owles will talk to Brad at Tapco, and it was the consensus of the Board to obtain a second bid. Debbie reported that the water has been shut off at the beach and winterized for the season. This work would not take place until after May 1, 2016.

## **7. Tennis Committee Report**

### **a. Pickle Ball Survey**

Debbie Nicholson reported on the results of the survey to date. Over 50% who responded to the survey do not want to convert an existing tennis court for this purpose. She suggested getting costs for putting in a separate pickle ball court in a different location other than using an existing tennis court. Pete suggested up above the beach bathrooms. Carol talked about temporary sports flooring to be rolled out for use. Steve mentioned that he would like to improve the playground area at the pool instead of adding pickle ball. The Tennis Committee will research costs for putting a pickle ball court in a different location.

## **8. Treasurer's Report**

### **a. Operating Budget 2016**

Pat Cala distributed the proposed budget for 2016. The Board reviewed the comparison budget for 2015 and 2016. Pat will bring the reserve items list at next meeting for discussion. Dean mentioned that the improvements to the lower tennis courts could be put off until 2017. The 2016 dues will remain at \$880.00.

**It was moved by Pete Newell and seconded by Debbie Nicholson to approve the 2016 Operating Budget as presented. Motion carried unanimously.**

## **9. Other Business**

### **a. Nominating Committee Chair Appointment**

The Board discussed that Mitch, Carol, Debbie, and Pete will have completed their 2-year terms and may run for re-election in July of 2016. No one is termed out. Pat Cala and Pat Tweedy agreed to be on the Nominating Committee, and Pat Tweedy will be the chairperson.

**It was moved by Steve Owles and seconded by Pete Newell to appoint Pat Tweedy as chair of the Nominating Committee. Motion carried unanimously.**

### **b. Fall/Winter Newsletter Articles**

Debbie Wolf asked for newsletter articles to be submitted within the next week. The 2016 Operating Budget will be included in the newsletter with a Treasurer's Report, as well as a President's Report, information on the upcoming member directory, Pool Committee Report, and reminders of the due date for the annual dues payments and buoy/kayak/paddleboard application.

### **c. Action Items from Previous Meeting**

All action items were reviewed from previous meeting and deemed complete. Carol mentioned that she and Debbie W. will get a few bids for caterers for next year's AGM, and Paul Selak will also be considered. She discussed that the policy for the number of guests allowed may need to be changed.

## **10. Next Meeting Time and Adjournment**

The next meeting date will be scheduled in mid-January 2016 by a poll of the directors.

**It was moved by Pat Cala and seconded by Carol Wilmar to adjourn the meeting at 12:50 PM. Motion carried unanimously 7-0.**

## **ACTION ITEMS**

1. Debbie W. will meet with Jesse in 2016 to prioritize recreation expenditures.
2. Pat T. will put Jesse in touch with her contact regarding pool furniture.
3. Debbie N. will research the refrigerated water fountains.
4. Debbie N. will write an article for the newsletter regarding the member directory, and we will move forward with collecting updated member contact information.
5. Mitch will put Steve Walton in touch with John Mitchell at Placer County Public Works to determine if the entry improvements are an appropriate use for the CSA-1 Funds.
6. Steve and Pete will set up a meeting with Dave Manovich to work toward setting future goals regarding renters to allow the Board to make a clear decision.
7. Steve will complete the work on the umbrella stands.
8. Steve will also talk to Brad at Tapco regarding his proposal for the new water line at beach.
9. Mitch will work with Debbie W. to get another bid for the new water line.
10. The Tennis Committee will research costs for putting a pickle ball court in a different location than an existing tennis court.
11. Carol and Debbie W. will work together to get bids for caterers for next year's AGM.