

Dollar Point Association
Board of Directors Meeting
Dollar Hill Professional Building
3000 North Lake Blvd., Suite 4, Tahoe City, CA
October 13, 2016
Final Minutes

1. Call Meeting to Order

President Steve Owles called the meeting to order at 9:05 AM. A quorum was established. Board members present were Steve Owles, Mitch Packard, Pat Cala, Debbie Nicholson, Carol Wilmar, Pete Newell, and Pat Tweedy. Others present were Debbie Wolf, Association Manager, who took the minutes, and Dean Headley, Legal Counsel. Guest present was Tracy McKean. Debbie Wolf introduced Tracy and welcomed her as the new administrative assistant in the office.

There were no email actions to acknowledge and record.

2. Approval of Draft Minutes from August 15, 2016

It was moved by Debbie Nicholson and seconded by Carol Wilmar to approve the August 15, 2016 minutes as presented. Motion carried unanimously 7-0.

3. Landscape Proposals

a. Landscape Maintenance Proposal 2017, 2018, 2019

Debbie Wolf reported that she met with Brian from Peak Landscape and Sky Richardson, to review the proposal for the renewal of the contract. Many extras have been incorporated into the contract price such as applying organic fertilizers to the landscape, applying “Aqua Smart” to all lawn areas, and installing a layer of “Kellogg’s” organic grow mulch around the base of the deciduous trees, shrubs, and perennials where applicable. This proposed contract would be approximately an 8.5 percent increase from 2014. The extra labor costs will increase by 13 percent to meet industry standards. The Board agreed that the grounds are well maintained and have looked beautiful since Peak Landscape has been involved with DPA.

It was moved by Debbie Nicholson and seconded by Mitch Packard to approve the renewal of a 3-year contract with Peak Landscape for 2017, 2018, and 2019 in the amount of \$44,558.00 per season. Motion carried unanimously 7-0.

b. Beach Parking Area Lawn Proposal

Steve presented the beach parking area lawn and tennis beach viewing area proposal in the amount of \$10,278.00. Sky Richardson provided a drawing of the proposed project for the Board to review. This proposal is to remove the existing lawn to level the area for a beach check-in station. It would require relocating one boulder and installing flagstone and “walk on” bark over the existing lawn area and lower viewing area. This could be used for a staff member to greet and sign people in before they enter the gate to the beach. The other part of the project would take place in the tennis beach viewing area. Steve explained that this area is not on the shore zone so we may not need a permit from TRPA. Pete questioned having flagstone and bark combined in the same area. Board consensus was to table this proposal for further discussion in the spring.

4. TRPA Cease and Desist Order

Steve reported that he and Dean met with Jan Brisco regarding the Cease and Desist letter from TRPA dated September 28, 2016. We were cited with TRPA Code Section 2.3.3: Beach raking and construction of structures (kayak and paddleboard racks) are not exempt shore zone activities and

require approval from TRPA. The order stated that we have until November 1, 2016 to remove all kayak and paddleboard racks and to immediately cease all beach raking because it is disturbing the shore zone. Jan Brisco has been hired to act on behalf of DPA as our consultant regarding the permit process. TRPA has agreed to work with our timeframe to have all watercraft removed from the storage racks by November 15th. If we are allowed to keep any of the storage racks, it will require some type of screening. Dean also explained that he consulted with Greg Lien. Debbie will send out notices to the members who have kayaks and paddleboards on the racks to suggest removing them before the November 15th deadline, and Steve will explain this in the upcoming newsletter.

5. Pool Lift

Further discussion was held regarding the purchase of a handicap pool lift for the 2017 season.

It was moved by Pete Newell and seconded by Mitch Packard to purchase a handicap pool lift in the spring not to exceed \$5,000.00. Motion carried unanimously 7-0.

6. Treasurer's Report

a. Approval to Transfer Monies from Operating to Reserve Accounts

Pat Cala reported on the monies that need to be transferred per the 2016 Operating Budget.

It was moved by Debbie Nicholson and seconded by Mitch Packard to transfer \$131,690 to the Replacement Reserve Account and \$12,500 to the Capital Reserve Account. Motion carried unanimously 7-0.

Pat also reported that additional monies need to be reimbursed from the Replacement Reserve Account to the Operating Account. These payments were originally paid out of the Operating Account but were replacement expenses for landscape extras and tennis windscreens.

It was moved by Debbie Nicholson and seconded by Mitch Packard to transfer \$17,915 for landscape extras and \$2,893 for tennis screens from Replacement to Operating. Motion carried unanimously 7-0.

b. Proposed Financial Audit

Pat reported that a member, John Casaudoumecq, questioned why the Association gets quarterly reviews versus a full financial audit. McClintock Accountancy gave a proposal to do an audit at the cost of \$5,550.00. Debbie Wolf explained that McClintock currently conducts a 3rd QTR review, a 4th QTR review, end of the year review, and produces financial reports and tax returns at a total cost of approximately \$5,850.00. Dean explained that DPA is a CA non-profit mutual benefit corporation and not a CID. He will do further research about the statutes and Pat will then respond to John. Board consensus was not to do a financial audit at this time.

c. Discussion of Annual Dues

Pat recommended raising the annual dues in 2017 by \$20.00 from \$880.00 to \$900.00. Board discussion followed and it was determined that we are operating with a surplus. Board consensus was not to raise the annual dues.

d. Operating Budget 2017

Pat distributed a proposal for 2017 Projected Wages for the recreation staff and a Proposed Budget for 2017. Many items were reviewed and suggested changes were made. Debbie Nicholson thanked Pat Cala for her work as Treasurer in preparing the proposed budgets.

It was moved by Pat Tweedy and seconded by Mitch Packard to approve the 2017 Operating Budget with the proposed changes. Motion carried unanimously 7-0.

7. Access Control Committee Report

Pete reported that he and Tracy have begun an analysis of the 2016 pool usage. He distributed numbers for the Board to review. There were 19,243 total visitors to the pool from May 28th to September 25th. Owners and their guests represented 48% and renters represented 52%. The conclusion of the analysis is that the average rental home used the pool facilities at a rate of 3½ times greater than the usage by the average non-rental home.

Board discussion followed. Pete suggested that renters are causing more wear and tear on the facilities. He explained that homeowners who rent their homes have to file a quarterly report with the County, and perhaps we can request these reports from the owners. We could create a charge based on the number of days rented. He suggested that the Association could provide more services and improve the facilities with the monies paid from homeowners who rent their homes.

Several options were discussed. The first thing to do is survey the owners. The Board will remain neutral and will recognize it's an issue with usage of the facilities; it has no authority on controlling the parties at the rental homes. Board consensus was to add the survey as an insert in the upcoming newsletter. Steve and Pete will draft the language for the survey and will send in an email for the Board to review and make comments.

8. Nominating Committee Chair Appointment

Per the Bylaws, the Nominating Committee Chair must be appointed by November 15th for the following year election of directors. Steve Owles, Pat Tweedy, and Pat Cala will be completing 2-year terms in July of 2017 and may run for re-election. Mitch was appointed as the Chair of the Nominating Committee and Debbie Nicholson will also serve on the committee. A third member of the committee must be a non-Board member.

It was moved by Debbie Nicholson and seconded by Pat Tweedy to appoint Mitch Packard as Chair of the Nominating Committee. Motion carried unanimously 7-0.

9. Other Business

a. Newsletter Articles

Debbie Wolf requested that all newsletter articles be submitted by November 1st for the upcoming fall newsletter. Dean suggested putting a notice in about the roads and suggest to homeowners to contact Placer County Roads to encourage resurfacing of the subdivision roads.

b. Storage Boxes in Chemical Room at Pool

Debbie and Tracy explained that there are several bankers boxes stored in the attic of the chemical room. Ashley had expressed concern during the summer that they could be a fire hazard. Debbie reported that, according to Bard Wilmar, they consist of old financials and miscellaneous files from 1990 through 2000. Tracy will start going through them, shred the old financial records, and was directed to keep anything that is TRPA related and any other historical documentation.

c. Dog Waste OK – Magnet Proposal

Debbie explained that Lud Spolyar would like the Board to consider purchasing some magnets to offer to homeowners to put on their bear bins. Tahoe Donner is doing this to encourage less dog waste on the streets and on properties in the neighborhoods. Having a magnet on the bear bin will allow dog owners to place sealed bags in the garbage can on their property. Board consensus was to purchase 20 of the magnets at \$1.00 each and to provide information in the

newsletter that it is not a mandate, but to let members know the magnets are available if they are interested.

Tracy suggested adding another Mutt Mitt dispenser on Dollar Drive. The Board agreed to purchase an additional dispenser for this area.

d. Boston Whaler

Steve reported that he spoke to Specialty Fiberglass regarding repairs to the Whaler. It will cost \$3,000 - \$4,000 to repair the fiberglass and approximately \$300 to reupholster the seats. Pete suggested replacing the Whaler with a Zodiac in the future. Steve will look into the costs for a Zodiac. Steve explained that we are not storing the Whaler at Sierra Boat Company this year; it has been moved to the pool area, and he winterized and covered it with canvas for winter storage.

10. Executive Session

The Board adjourned to Executive Session to discuss Recreation Personnel issues for 2016 and 2017.

11. Next Meeting Date and Adjournment

The next meeting date will be scheduled in mid-January 2017 by a poll of the directors.

It was moved by Pat Tweedy and seconded by Pat Cala to adjourn the meeting at 12:30 PM. Motion carried unanimously 7-0.