

**Dollar Point Association**  
Board of Directors Meeting  
Dollar Hill Professional Building  
3000 North Lake Blvd., Suite 4, Tahoe City, CA  
October 19, 2017  
Final Minutes

**1. Call Meeting to Order**

President Steve Owles called the meeting to order at 10:10 AM. A quorum was established. All Board members were present including: Steve Owles, Pat Cala, Debbie Nicholson, Carol Wilmar, Pat Tweedy, Mitch Packard, and Pete Newell. Sara Barnes, Association Manager, took the minutes. Guests present were Homeowners, Lud Spolyar and Anne Goldstone as well as Recreation Manager, Amy Ellis.

Email actions acknowledged and recorded: 1.) Peak Landscape bid for stump removal at the pool.

**2. Approval of Draft Minutes from August 18, 2017**

**It was moved by Pete Newell and seconded by Carol Wilmar to approve the August 18, 2017 minutes as presented. Motion carried unanimously 7-0.**

Homeowner, Anne Goldstone was in attendance to present her concerns about the pool and pool area this summer. Items discussed were: the cleanliness of the bathrooms, swim lessons, and lap swim lanes being left in all day. The Board thanked Anne for attending and presenting her concerns and she left at 10:20AM.

Homeowner, Ludwig Spolyar was in attendance to present several ideas for the Association. Items discussed were: entrance signage and lighting, pickle ball court addition, horseshoe pit repairs, and “home watch service” recommendations. Sara Barnes agreed to look into the lighting at the entrance and replace lightbulbs as needed.

**3. Recreation Manager Update**

Recreation Manager, Amy Ellis, was in attendance to present to the Board her recommendations for recreation improvements for the summer of 2018. Recommendations included several items under \$500 which can be approved by Association Manager, Sara Barnes. Amy proposed purchasing a new automatic pool vacuum that would be used every night verses the current vacuum which is operated manually and only used a couple times a week during the summer. Amy also proposed purchasing a new AED for the pool area. Board consensus was to approve these items once Amy does further research on both items for quality and provides costs. Amy also requested an additional shed be purchased for the pool area for storage to free up additional space in the employee break room.

**It was moved by Steve Owles and seconded by Mitch Packard to spend up to \$5000 for a new shed and employee break room setup. Motion carried unanimously 7-0.**

The Board thanked Amy for coming and she left at 11:45AM.

**4. Access Committee Report**

Pete Newell explained to the Board that the Access Committee met three times to discuss access to the facilities. He informed the Board that the committee did not take a vote on actions to be made and the committee was also divided on recommended actions. Pete presented his report on issues and proposed solutions to the overcrowding which include: 1.) Better control access to the facilities; 2.)

Add capacity and increase chairs and umbrellas at the pool and beach; 3.) Physically expand the facilities and use of property; 4.) Charge renters for use of the facilities.

There was continued discussion by the Board about the report and proposed changes.

Will Cogswell who was also a member of the committee presented his report of proposed changes which included: 1.) Better control access to the facilities; 2.) Add capacity and increase chairs and umbrellas at the pool and beach; 3.) Increase dues or charge a one-time fee to homeowners to offset costs; 4.) Keep the Access Committee active and increase members of the committee; 5.) Keep the Association informed of any changes and findings; 6.) Assess the data from summer of 2018 and in the fall of 2018 make a decision on charging renters for use of the facilities.

There was continued discussion by the Board about the second report and proposed changes.

Carol Wilmar volunteered to research the cost of additional furniture. Sara Barnes agreed to look into staffing and payroll costs to dedicate staff to the gates. The Board agreed that they would recommend the Access Committee stay active through 2018.

## **5. Treasurer's Report**

### **Operating Budget 2018**

Pat Cala distributed the proposed budget for 2018. The 2018 dues will remain at \$880.00.

**It was moved by Mitch Packard and seconded by Pat Tweedy to approve the 2018 Operating Budget as presented. Motion carried unanimously 7-0.**

## **6. Pool Deck Committee**

Pat Cala informed the Board that the Pool Deck Committee recommends a geological/hydrology survey be done at the recommendation of Toot Joslin to begin to address the "abrupt changes in surface elevation" of the pool deck as indicated by the Browning Reserve Group during their walkthrough.

**It was moved by Carol Wilmar and seconded by Mitch Packard to obtain 3 bids for the survey. Motion carried unanimously 7-0.**

## **7. Other Business**

### **a. Lower Parking lot leaf blowing**

Steve Owles updated the Board that he requested Peak Landscape to stop using gas-powered leaf blowers at the lower beach and tennis court parking areas and use alternative means of keeping the area maintained.

### **b. Mike Harris request re: DPA lot 22 foot traffic – continued discussion**

Dean Headley provided a brief history of Mike Harris' property and neighboring properties. The Board agreed to take no action at this time regarding Mike Harris' request.

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

Sara requested that newsletter articles be submitted by November 3<sup>rd</sup> for the Fall/Winter newsletter.

### **d. Nominating Committee Chair Appointment**

Carol Wilmar and Mitch Packard agreed to be on the Nominating Committee, and Carol Wilmar will be the chairperson.

## **8. Next Meeting Date and Adjournment**

**It was moved by Pat Cala and seconded by Carol Wilmar to adjourn the meeting at 2:10 PM. Motion carried unanimously 7-0. The next meeting date to be determined by email poll.**