

Dollar Point Association
Board of Director's Meeting
Dollar Hill Professional Building, 3000 NLB, Suite 4
September 30, 2011
Final Minutes

Call Meeting to Order

President Anita Ormsby called the meeting to order at 2:06 p.m. A quorum was established. Board members present were Anita Ormsby, Lud Spolyar, Harry Dolden, Bard Wilmar, Andy Schaefer and Lynn Thompson. Board member absent was Steve Snow. Debbie Wolf, Office Manager, will take the minutes. Guests present were Tim Malone and Tony Prisco, CHP officers, and Craig Smith from Placer County Traffic. Nathan Forrest arrived at 3:00 p.m. Dean Headley was not present today.

Ratification of E-Mail Actions

There were no email actions to ratify.

Approval of Draft Minutes dated August 19, 2011

It was moved by Bard Wilmar and seconded by Harry Dolden to approve the draft minutes dated August 19, 2011 as presented. Motion carried unanimously.

Presentation

Tim Malone and Tony Prisco, representatives from CHP, were present to discuss speed monitors on Observation Drive. Tony's e-mail address is: tprisco@chp.ca.gov, and his phone contact is 530-582-7525. Craig Smith was also present from Placer County Traffic. Craig's e-mail address is: csmith@placer.ca.gov, and his phone contact is: 530-745-7521. CHP had put their radar trailer in place for about a week. Several options were discussed. One possibility was to put a 4-way stop sign at Observation Drive and Shasta Court. Solar-powered radar readers were also discussed. Craig explained that the county does not have the funds and asked the Association to pay for the devices. Phasing was suggested, and Craig distributed a manual for the Board's review regarding prices and options. Lud was given the manual to review. Craig also said he would be available to come to a future meeting and give a power point presentation if needed. The Board thanked the gentlemen for their time and information and will consider the options for the future.

Recreation Report

1. Final Tallies for Pool Attendance

Nathan distributed the final tally sheets for the attendance at the pool for this season. The Board reviewed the numbers and made suggestions for next season. The system for signing in will need to be more consistent in the future.

2. Draft of Procedures Manual

The draft of the Procedures Manual was discussed. Nathan explained that his goal was to illustrate the recreation procedures at DPA. The Board made a few suggestions and Nathan said that he needed one more full day to complete the manual. He will send the final draft to Andy for review.

3. Winterization of Facilities

Nathan reported that he is coordinating with Toot Joslin for the winterization of the pool. He explained that if the pool is winterized properly, it should not need to be drained in the spring. Toot will be responsible for the final winterization. Nathan also reported that the Dolphin vacuum for the pool has been sent to the manufacturer for repair.

4. Proposal from Toot for Chemical System Upgrade

Nathan described the potential location for the storage at the front of the building if the Board approves moving to liquid chlorine. He explained that the liquid chlorine system is becoming standard and he highly recommends it. The Board was not in favor of the separate building and asked if there was another option. Nathan discussed the possibility of reorganizing the shed and converting the shelving area to fill the role. It was also discussed to use the current pool mechanical room to build proper storage.

It was the consensus of the Board to go with the liquid chlorine system subject to looking at the costs. Bard mentioned this would have to be added to the 2012 budget.

5. Purchase of New Winter Pool Cover

It was discussed that there has been \$3,500.00 allocated in this year's budget for a new pool cover. Nathan explained that it would have to be custom made and that anchor points are missing on the old cover. Toot knows a local contractor and will obtain quotes. Debbie will also get a quote from Don's Pool & Spa in Reno, who provided the new pool heaters at the beginning of the season.

6. Boston Whaler Repairs

Nathan reported that the front right corner of the bow has been slammed up to the bottom of the pier and has significant fiberglass damage. Charlie's Fiberglass has given an estimate of \$2,000 - \$3000 to repair the damage. The Whaler and dinghy will be stored at Sierra Boat for the winter and repair of the boat can be done directly at Sierra Boat Company.

7. Buoy Field

Nathan stated that he will do a final buoy field audit on Monday, and Debbie will inform any members who still have boats in the field to remove them as soon as possible. High Sierra Marine has been contracted to remove all buoys by October 15th for winter storage on the beach.

The Board thanked Nathan for his hard work through the summer and expressed interest in having him return next year. He will work one more week and dedicate his last week to winterization of the pool and beach facilities and coordinate with Bill and Debbie in closing the pool office.

Executive Session

President Ormsby adjourned the meeting to Executive Session to discuss communication and personnel issues at 4:45 p.m. The regular meeting was reconvened at 5:30 p.m.

Beach & Pier Committee Report

1. Update on Pier Improvements

Bard reported that at least \$10,000 should be added to the 2012 budget for pier improvements. Bumpers are needed at the pier for protection of boats in the future. Steve Snow is working on obtaining bids for the pier work.

Finance Committee Report

1. Capital Expenditures and Other Budget Items

Andy distributed an updated budget spreadsheet as of 9/28/2011. Board members were encouraged to inform him of any anticipated costs prior to next Board meeting. The Pro Forma budget needs to be distributed to the membership by December 1st. At next meeting the 2012 budget needs to be approved.

Old Business

1. Leydecker License Agreement

Bard explained that there is no valid agreement yet. Her insurance broker was concerned about the extent of Association property that would be covered by the agreement and the insurance. Ms. Leydecker has no desire to maintain the stairs in question and therefore does not want it as part of the agreement. Dean Headley will be asked to reduce the license area in Exhibit A to remove the stairs from the license area, and further discussion will be held at next meeting.

2. Harris License Agreement

Dean's letter was reviewed and discussed, and Lynn agreed to communicate with Dean about further language being added to the Harris agreement. Further discussion will be held at next meeting. It has also been recommended that the license area not extend beyond 27 feet from Harris' property line.

3. State Lands Commission

Dean's letter was reviewed and discussed. Bard summarized the swim area contentious issues. Lud suggested consulting with Jan Brisco. The Board agreed this needs to be settled as soon as possible. Lud will consult with Jan Brisco on the issues and coordinate with Dean.

New Business

1. Tree Removal at Pool

The Board reviewed the estimate from Timberwolfe Tree Service for \$3,600 to remove two cedar trees and one pine tree at the pool. The estimate did not include stump grinding.

It was moved by Bard Wilmar and seconded by Lynn Thompson to approve removal of all three trees subject to obtaining another bid from Timberwolfe to include stump grinding. Motion carried unanimously.

2. Seal Staining of Pool Fencing

The Board reviewed the estimates for seal staining of the natural wood on the pool fences.

It was moved by Bard Wilmar and seconded by Lud Spolyar to approve the estimate from Sierra Rainbow, Inc. in the amount of \$1,624.00. Motion carried unanimously.

3. Next Newsletter

Discussion was had regarding producing the next newsletter in-house versus contracting with Community Ink. It was the consensus of the Board to try producing it in-house. Bard will work with Debbie regarding this issue. The budget needs to be included in the newsletter and this will have to be produced by December 1st.

4. Defensible Space

Lud distributed a notice from North Tahoe Fire Protection District regarding a prescribed burn taking place in the Chinquapin/Dollar Hill area. Lud suggested sending it to the members via e-mail blast. Also, Lud would like to contact Chief Whitelaw regarding defensible space in Dollar Point be put on their radar for next year. Andy expressed concern that it becomes a Board issue for defensible space in the subdivision. Lud will set up a meeting with the Fire District and Nancy Hardesty who worked with them in the past regarding defensible space. Lynn agreed to write an article for the newsletter about defensible space.

5. Peak Landscape Proposals

The Board reviewed and discussed the proposals for extra landscaping not in the current contract. The proposals are for capping the bocce/shuffle courts with Trex anchored with galvanized deck screws, installing four stairs that lead up to the play equipment at the pool, installing separate drip irrigation zones at the entrance to the pool for the hanging baskets and wine barrels, as well as additional irrigation systems at the pool and tennis courts. It was the consensus of the Board to not approve this additional landscape work but consider it in the spring. Debbie reported that Sky and Brian will have a proposal for another 2-year landscape contract in a few weeks, and it will be presented to the Board at next meeting.

Set Date for Next Meeting

The date for the next Board meeting will be scheduled for Friday, November 4, 2011 at 2:00 p.m.

Adjournment

It was moved by Lud Spolyar and seconded by Lynn Thompson to adjourn the meeting at 6:50 p.m. Motion carried unanimously.