

**Dollar Point Association**  
Board of Director's Meeting  
Dollar Hill Professional Building  
3000 North Lake Blvd., Suite 4, Tahoe City, CA  
September 19, 2013  
Final Minutes

**1. Call Meeting to Order**

President Mitch Packard called the meeting to order at 1:10 PM. A quorum was established. Board members present were Mitch Packard, Lynn Thompson, Pat Cala, Doug Greenwood, Steve Snow, Carol Wilmar, and Steve Owles. Also present were Dean Headley, Legal Counsel, and Debbie Wolf, Office Manager, who took the minutes. Guests present were Kerry Bannon and Carrie DeMange. Toot Joslin arrived at 1:30 PM. There were no email actions to ratify.

**2. Approval of Draft Minutes from August 22, 2013 Meeting**

**It was moved by Pat Cala and seconded by Steve Snow to approve the August 22, 2013 minutes as amended. Motion carried unanimously 7-0.**

**3. Pool Issues**

Toot reported that the VGB suction grates need to be removed and replaced every five years. To accomplish this compliance, the pool will need to be drained and refilled as soon as it is closed for the season, prior to winterization. Toot also said that the repair work he is recommending is normal wear and tear. He doesn't see anything which is imminent. He explained that there are cracks caused by pressure coming up from the bottom of the pool, and there are rust spots from the previous cracking due to draining the pool in the spring, but are not getting into the pool water. The cracks will be repaired at the same time the resurfacing takes place. This work should be planned for in the budget within the next two to four years. The estimated costs will be approximately \$100,000.00. A new pool would cost \$250,000.00 to \$300,000.00.

Toot further discussed that the handrails in the shallow end of the pool need to be replaced. There have been changes in the code and they do not meet the current code. The pool lights need to be retained and only some of them are working currently. He will provide a proposal for the handrails and the replacement/repair of the lights. He reported that the chemical system and heaters are running spot on.

Regarding the handicap lift, Toot explained that a permit would be required, and the built-in lift would need a footer which would have to be grounded with the copper bonding wire to comply with the NEC (national electric code). If we decide to go that way, Toot said it could be done when the coping is off during the repairs. If it were a more expensive portable electrical lift, it would not need to be bonded. The time to install it would be at the same time as the resurfacing project. In the interim, Carol and Lud will look into the costs for a portable electrical lift.

Toot left the meeting at 2:10 PM, and the Board thanked him for doing a great job with the DPA pool.

**4. Recreation Report/Operations Update**

**a. Recommendations for 2014 Season**

Kerry reported on improvement proposals for 2014 as recommended by her and Carrie. A printed copy of a power point presentation was distributed for the Board's review. Several items were reviewed and discussed, and Lynn as a subcommittee will work with the supervisors and bring the recommendations to the Board at a future meeting. New signs for Rules were suggested. Carol will help with the pool rules and Dean will help with the tennis rules. An informational board was suggested for the beach to avoid all the laminated signs currently stapled to the main gate. The purchase of new sturdier trash cans was proposed. Kerry will do further research on running the data for the proposed new gate lock system. Carrie discussed cross-training the beach staff for the positions of beach hosting and pier attending. This would increase the payroll budget by \$2,000.00 for the 2014 season. Pier attendant training by a professional was also discussed. That cost would run \$180.00 per person for a 2-day course by Dan

Ingalls. The course would cover complex boat handling/maneuvering drills & weather factors, boat safety and overboard rescue techniques. The Board will consider the request for the 2014 recreation season.

b. Winterization of Facilities

A task sheet for winterization of the facilities was distributed. Timelines for closing the tennis courts was discussed. Steve Owles offered to help Jorge take the tennis nets down as the very last item prior to winter. All other tasks will be handled by the supervisors and Jorge. Dean Hunt will walk Jorge through turning off the water and draining of all pipes at the pool and beach including the water fountains and bathrooms. Debbie will coordinate the dates and times with Dean and Jorge.

c. Repair of Pool Furniture

Kerry explained the process for strap replacement of the furniture. There are only six chairs left to repair. Steve Owles ordered additional material and stated that it was a total cost of \$172.00 in material.

Kerry and Carrie left the meeting at 3:10 PM, and the Board thanked them for an excellent presentation.

d. Purchase of Ice Machine at Pool

Debbie reported that Greg Felich provided costs for two ice machines that were both over \$2,000.00. The supervisors estimated that the cost of ice purchased per season has been \$300.00. The Board consensus was not to purchase an ice machine at this time.

5. Executive Session

The Board convened to Executive Session to discuss the thefts that took place at the beach.

6. Committee Assignments

a. Nominating Committee

The Board discussed that the 2-year terms of Doug, Mitch, and Carol will be up for re-election in July. Steve Snow will be termed out at the end of the AGM in July.

**It was moved by Lynn Thompson and seconded by Steve Owles to assign Pat Cala and Steve Snow to the Nominating Committee for the 2014 election. Motion carried unanimously 7-0.**

b. Bylaws Committee

At last meeting, the Bylaws Committee was determined to be Lynn, Andy, and Dean. Bard Wilmar will also help with this committee.

**It was moved by Steve Snow and seconded by Pat Cala to assign the members of the Bylaws Committee as stated above. Motion carried unanimously 7-0.**

c. Other Committees

Other committee assignments were discussed. The Board consensus was that Steve Snow and Steve Owles will act as the Beach & Pier Committee. Lynn Thompson and Steve Owles will act as the Personnel Committee. Carol Wilmar and Lud Spolyar will act as the Pool/Social Committee. Dean Headley and Lynn Thompson will act as the Tennis Committee. Mitch Packard and Sky Richardson will act as the Landscape Committee. Mitch Packard, Steve Snow, and Doug Greenwood will act as the Building Committee. Pat Cala and Andy Schaefer will act as the Fiscal Committee.

7. Fiscal Committee Report

a. 2013 Budget through August

The Board was provided a printed list of the 2013 Budget through August via email. There was no discussion.

b. Expenditures

The Board was provided a printed list of all expenditures for the month of August via email. There was no discussion.

c. Authorize Reallocation of Funds for Landscaping Projects

Debbie reported on landscaping projects that were paid out of the Operating Account that need to be funded from the Capital and Replacement Reserve Accounts.

**It was moved by Pat Cala and seconded by Mitch Packard to authorize reallocation of 1) \$1,875.00 from the Capital Reserve to Operating for additional irrigation and plants at the pool, and 2) \$2,520.00 from Replacement Reserve to Operating for replacement bark at the picnic and bocce areas. Motion carried unanimously 7-0.**

#### **8. Update on Pier Project**

Mitch reported that the Qualified Exempt Activity Declaration permit has been signed. He explained that raw material cannot exceed \$8,500.00. Matt Daniels' bid is \$43,000.00, and Mitch requested a detailed bid from Matt Daniels. There will be no new piles going down to the lake bed. Benches will need to be removed. Steve Snow added that the start date will be between October 1<sup>st</sup> and October 15<sup>th</sup>. The project should be completed within two weeks. Also, one ladder will need to be relocated for a cost of \$1600.00.

Steve reported that the paddleboard racks are being made and will be able to store up to 40 paddleboards. He demonstrated the new locking system that will be available to the members. The cost originally authorized by the Board was \$2,500.00 but the cost has been raised to \$3,500.00 to accommodate the additional board storage. He explained that the best place for it to be located would be where the current beach boats are stored on the beach (lasers, large canoes). The paddleboard racks will take up to 25 feet on the beach next to the kayak racks. The Board consensus was to charge \$100.00 per paddleboard, as the same cost of storage of the kayaks.

**It was moved by Lynn Thompson and seconded by Steve Owles to approve the relocation of one ladder on the pier for \$1,600.00, and a maximum expenditure of \$3,500.00 for the paddleboard rack system. Motion carried unanimously 7-0.** Lynn left the meeting at 5:00 PM.

Discussion followed regarding buoy fees. There is \$20,000.00 in the Operating Account that was collected from the increased buoy fees in the past two years. The pier costs will be funded from this account in the amount of \$20,000.00, and the remainder will be paid from Capital Improvements. The Board consensus was to leave the buoy fees at \$650.00 per session and \$175.00 per week.

**It was moved by Pat Cala and seconded by Carol Wilmar to pay for the pier costs as stated above and keep the buoy fees as stated above. Motion carried unanimously 6-0.**

#### **9. Member Directory**

Doug reported that the member directory is now inactive on the website. The webmaster was asked to disable it and was asked to work on a retainer for the Association. April did disable the directory but did not respond to the request about working on a retainer. The Board discussed options and concluded that the member information should remain confidential. Debbie will contact April to request it be removed from the website permanently.

**It was moved by Carol Wilmar and seconded by Pat Cala that the membership information will remain confidential and will no longer be available. Motion carried unanimously 6-0.**

#### **10. Other Business**

##### **a. Newsletter Articles for November Newsletter**

Debbie asked the Board to start thinking about articles for the November newsletter. Once the 2014 budget is adopted, the Pro Forma budget will be printed in the newsletter. The goal is to get it mailed out to the membership by November 15<sup>th</sup>.

##### **b. Proposal from Peak Landscape to Lower the Rock in the Bocce Area**

Debbie reported that Sky requested the Board to approve Peak Landscape to lower the rock in the bocce court area, as it is a hazard. The cost to do this would be approximately \$210.00. Board consensus was to approve this expenditure.

##### **c. Update on Tree Removal at Beach Area**

Debbie reported that Peak Landscape will schedule the tree removal project at the beach in late October. The tree removal project is from the Peak bid submitted and approved by the Board in the April 2013 Board meeting. The pathway to the beach will need to be closed in order to fall the big trees.

d. Reserve Study Projects

Pat asked a few Board members to walk the property and review the Reserve Study Projects that have been deferred and ones that are scheduled for 2014, and come back to the Board with a recommendation. Carol and Steve Owles volunteered to do this task.

e. Capital Reserve Projects for 2014

Pat asked the Board if there were any known Capital Improvements needed in the coming year. The Board consensus was no.

**11. Next Meeting Time and Adjournment**

The next meeting date will be scheduled for Thursday, November 7, 2013 at 1:00 PM.

**It was moved by Steve Snow and seconded by Steve Owles to adjourn the meeting at 5:30 PM. Motion carried unanimously 6-0.**