



## **Dollar Point Association**

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# **2021-2022 Winter Newsletter**

## **President's Message**

Fall greetings to all. We wish you a Happy Thanksgiving.

I am pleased to announce that the Board named Cailin Jope, Dollar Point Manager. Cailin joined Dollar Point as Assistant Manager in March 2020, working under Sara Barnes. Cailin has done an outstanding job navigating the Association through two summers complicated by the pandemic and long stretches of wildfire smoke. Please join me in congratulating Cailin.

It should not surprise any of us that our costs have increased. For example, we renew our insurance annually in March but set our dues and budget the previous November. This past March, we learned that our insurance would increase by 68%. Another example is a 22% expected increase in our electric bill. Also, our membership software ID system went end of life, requiring a costly upgrade to a new system (ActiveNet), another unbudgeted expense. The silver lining is our current ID cards work with the latest software so that no one will need new cards. While there are offsets, there is no getting around an overall increase in the costs.

Two years ago, forecasting an increase in the competition for workers, we embarked on a strategy to make working at Dollar Point more attractive to full-time and seasonal employees. In season, Dollar Point is open and staffed twelve hours a day, seven days a week. We require enough staff to support operating 84 hours a week. I believe the steps we have taken, including investing in our people, as prudent and set us up nicely for the future. Of course, no plan is perfect, but we are trying to stay ahead of the curve. A significant issue for most is housing. Gone are the days that seasonal employees might band together and afford a rental in Dollar Point.

In sum, the budget for 2022 requires a dues increase of \$120 or 12%. Our dues have been \$980 for each of the last three years. The 2019 budget generated an 11% increase over the 2018 dues of \$880.

We completed many maintenance and repair projects this year. Funds for this work are set aside annually from our dues and deposited into our replacement and maintenance reserves. The perimeter fence surrounding the pool, playground, and lawn underwent substantial repairs, including reinforcing rotted fence posts, replacing many broken staves, and replacing the back gate. This work was done ahead of painting and or staining the entire fence. The project is now complete. We made similar repairs to the rotted support posts for the handrail from the beach gate to the beach. A substantial amount of defensible space work was completed above the beach, around the lawn and pool, and at Lot 22, a vacant lot owned by the Association. Finally, we replaced our winter pool cover. It was at its end of life and damaged this past winter.

Kind regards,

John Casaudoumecq

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## **Access Committee Retired**

***By: Nate Walker***

The DPA access committee was created to investigate and develop Dollar Point venue access policies and recommend policy changes to the DPA Board. The 2019/2020 season was a year of assessment, venue access data evaluation, review of North Tahoe Fire Protection District ordinances, review of Placer County safety ordinances, and other information appropriate to access policy formulation and enforcement. The DPA board voted in early 2020 to move to a member centric access policy starting January 2021.

The 2020/2021 season was a year member communication and implementation. The 19 member committee held multiple meetings to discuss member family definition, house guest access, access data collection, enforcement options, manageability of policy at all DPA venues and member communication. The resulting member input and discussions were consolidated into an access policy document for review and approval by the Board in November 2020.

Today, DPA facilities are accessible only by members, defined member family and escorted guests. Details of current policy are available on the DPA website: <https://www.dollarpoint.org/governing-policies-docs/dpa-rules-regulations/venue-access-rules-regs>

Since implementation many members have expressed their excitement about our new access policy. As members have shared their experience at our venues with DPA Board members and DPA staff, it's clear the new policy has significantly improved the member experience. More peaceful, more polite behavior and a feeling of community. We are excited to hear the positive feedback on the 2021 access policy changes. Please continue to provide feedback to DPA Board members and DPA staff regarding your experience with the access policy.

Our sincere thank you to the 19 members of the Access committee for their active participation to improve the Dollar Point member experience. Your contributions have made a difference! With the successful policy implementation during the 2021 season, the DPA board has decided to retire the Access Committee.

Should you have any questions regarding the current access policy, please feel free to contact any Board member or the Association Manager.

## **Website**

As of this newsletter, 76% of members actively use the website, making it our primary method of communication with membership. The DPA website survey during July/August provided feedback and input we will use for the 2021/2022 season. The feedback provides validation we are on the right path. Of course, there are several areas where we can improve the member experience.

- 68% of respondents rate the experience as excellent or very good
- 90% of respondents use the site multiple times per month
- 75% of respondents prefer to see online payments made via the website
- The mobile phone experience needs tuning
- The reservation system needs improvement

A full summary of the survey results are available on the DPA website: <https://www.dollarpoint.org/website-survey-summary-now-available>

Based on the survey results, the following items have been identified for investigation and implementation going forward.

- Online payments
- Mobile phone user interface improvement
- Improve / expand online reservations
- Forms to help with buoy / rack storage rentals
- Webcam page – add pool, tennis courts to existing feeds
- View family list info within member accounts
- Up to date postings for directory, newsletters, minutes, calendar
- More photos across the site

The web site committee welcomes your thoughts on projects and priorities. Feel free to contact us with feedback and suggestions: <https://www.dollarpoint.org/website-committee>

## **2022 Treasurer's Report**

*By: Mark Swoboda*

The 2022 budget reflects the current rate of spending for our Association. The dues increase of \$120 per member to \$1,100 annually will generate \$64,000 in new income. Employee related expenses and benefits account for almost 50% of our operating expenses. Unfortunately, our insurance and legal expenses have been difficult to control and remain extraordinarily high at almost 13% of our operating expenses. The transfer of funds to our Replacement Reserve account, \$135,670, is aligned with the recommendations of the 2020 Browning Reserve study completed September 25, 2020. The Replacement Reserve and the Capital Reserve accounts are well funded to support future planned and unplanned expenses.

## **Fire Committee Update**

The Firewise committee exists thanks to Donna Hartley, one of our resident members. Her energy, vision, and sense of urgency for fire safety has inspired committee members over the last 2 years. With her leadership, the committee initiated regular fire safety education, increased dumpster day participation, painted all Dollar Point fire hydrants and achieved Firewise USA certification. All actions to improve wildfire safety for our community. Thank you, Donna! Her dedication doesn't stop there. With a recent decision to step down, Donna has identified a replacement and new members to refresh the energy.

Dani Johnston is now the Firewise committee chair. Prior experience with Firewise includes work on the Chamberlands certification and DPA Firewise committee participation in working with Chinquapin to remove dead trees and encourage Firewise certification. We are excited to see her energy and passion applied across multiple Firewise activities. She and her family are full time Dollar Point residents.

A hearty welcome to Linda Lanni, Linda Dunne and Barbara Berlogar who have recently joined the committee. We are looking forward to your contributions. For current roles and contact info please see the Firewise committee page: <https://www.dollarpoint.org/committees/firewise-committee>

Fire safety info is located on the Fire Awareness page: <https://www.dollarpoint.org/news-events/fire-awareness>

## **2021 Firewise Recertification Complete**

Firewise USA has recertified Dollar Point as a wildfire safe community. Congratulations to all! Recertification is based on our community investment to reduce wildfire risk. Investments include volunteer hours, volume of combustible fuel removed and educational events and communication to members. Thanks to all for the hard work to remove combustible fuel, fire harden homes and create defensible space. Based on the data collected along the way our community invested 28 times the minimum required for certification. A standout performance! If you need a copy of the latest Firewise USA certificate, go the Fire Awareness page on the DPA website to download it.

<https://www.dollarpoint.org/news-events/fire-awareness>

## 2020 Operating Budget and Other Information

As required by the By Laws of the Association, below are:

- The **2020 Operating Budget**, identifying the estimated revenue and expenses for 2020.
- A forecast of the **Capital Reserve**, which funds are used to construct new physical assets, both large and small, or to add operational infrastructure for new association service
- A forecast of the **Replacement Reserve**, which funds are needed to replace existing association assets estimated in a 30-year reserve replacement study completed in 2011, updated in 2019. The estimated useful life of major asset classes and estimated future replacement costs are presented in a table below. The entire study is available for review at the association's office, 170 Observation Dr., Tahoe City, CA. 96145.

### 2020 OPERATING BUDGET

<b>DUES OF</b>	<b>\$980</b>
<b>MEMBERSHIP OF</b>	<b>533</b>
<b>REVENUE</b>	
Renter Use Income	\$50,000
Dues	\$522,340
Initiation/Transfer Fees	\$40,000
Buoy/Rack Income less refunds	\$160,000
Other Income	\$2,800
XFR to Capital Reserve	(\$12,500)
XFR to Replacement reserve	(\$133,402)
<b>TOTAL REVENUE (less Allocations to Reserves)</b>	<b>\$629,238</b>

<b>EXPENSES</b>	
<b>Staff</b>	
Office & Maintenance	\$83,000
Pool, Beach, Pier	\$200,000
Tennis Pro Contract	\$8,000
<b>Maintenance/Operations</b>	
Landscaping	\$61,871
Recreation Area Repairs	\$1,500
Tennis Repairs & Supplies	\$700
Pier/Beach/Buoy/Boat	\$16,800
Gov. Fees (TRPA,SLC,DMV)	\$8,500
Pool	\$29,000
HO Activities/Annual Mtg.	\$15,000
Insurance	\$28,000
Legal Fees	\$50,000
Office Expenses	\$20,900
Newsletter/Mailings	\$9,000
Rent	\$0
Accounting	\$6,000
Taxes, Fees, Licenses	\$5,000
Professional Fees	\$250
Maintenance Supplies	\$9,000
Webmaster	\$200
Security Contract	\$3,000
Miscellaneous	\$1,000
<b>Utilities</b>	
Electricity	\$7,000
Telephone	\$6,000
Natural Gas	\$8,000
Water & Sewer	\$25,000
Waste Disposal	\$15,000
<b>Contingency Amount</b>	<b>\$10,000</b>
<b>TOTAL EXPENSES</b>	<b>\$627,721</b>
<b>NET REVENUE/EXPENSES</b>	<b>\$1,517</b>

### CAPITAL RESERVE

<b>Projected Balance as of 12/31/19</b>	<b>\$291,645</b>
<b>2020 Additions (and interest)</b>	<b>\$12,600</b>
<b>Total</b>	<b>\$304,245</b>
<b>Less forecast 2020 charges:</b>	<b>\$0</b>
<b>Forecast Balance 12/31/20</b>	<b>\$304,223</b>

### REPLACEMENT RESERVE

<b>Projected Balance as of 12/31/19</b>	<b>\$871,895</b>
<b>2020 Additions (and interest)</b>	<b>\$133,450</b>
<b>Total</b>	<b>\$1,005,345</b>
<b>Less forecast 2020 charges: Tennis Courts, Landscaping, Play Equipment and Miscellaneous</b>	<b>(\$136,520)</b>
<b>Forecast Balance 12/31/20</b>	<b>\$868,825</b>

### Summary of the 2020 Reserve Study

Component	Remaining Estimated Useful Lives (years)	Future Estimated Replacement Cost
Paving	0-18	\$103,217
Roofs	14-19	\$21,599
Fencing	1-13	\$206,864
Amenities	0-26	\$764,917
Buildings int./ext.	0-19	\$89,912
Equipment & misc.	0-17	\$162,959
<b>Totals:</b>	<b>Total of 102 Items</b>	<b>\$1,349,468</b>

By Laws Articles 11.1 and 11.2  
Initiation Fees and Dues

The Board of Directors shall fix the initiation fee from time-to-time, which shall be payable with any application for membership.

The Board of Directors shall fix the amount of membership annual dues, which include the amounts set aside for the reserves. Annual dues shall be payable February 15<sup>th</sup> annually and shall be delinquent on March 31<sup>st</sup> annually.

#### All members should note:

1. The initiation fee to join the Dollar Point Association is currently \$25,000.
2. Annual membership dues are \$980.00 per year. Membership cards are deactivated if dues have not been paid in full by March 31<sup>st</sup>. Dues that have not been paid in full by December 31<sup>st</sup> will be considered delinquent and result in the immediate loss of membership, and an initiation fee will have to be paid to rejoin the Association.
3. The transfer fee for membership is \$2,500 (plus \$50 document fee) upon the sale or transfer of a lot or home by a DPA member. Each membership belongs to the owner of a home or lot; thus a transfer fee will be charged if a member wishes to transfer the membership associated with a home or lot to a new owner of the home or lot. If a member transfers ownership of a lot or a home to son(s) and or daughter(s), the name on the membership can be transferred to the same individual(s) without a transfer charge.

