



President's Message

By John Casadoumecq

I write as members remove the last kayaks and paddleboards from the racks at the beach. Fall is in full swing and the first snow of the season is on its way. Cailin and Jacob have a few last Fall projects. You will notice the loss of two pines whose roots have been lifting the asphalt of Tennis Courts 1 and 2.

Our part-time and full-time staff members did an outstanding job in 2022. Cailin and Jacob, as well as Austin and his team, are to be commended and thanked.

This newsletter includes the Board approved budget for 2023. It reflects a \$100 increase in dues, a 9% increase over last year. Our two significant expenses are estimates when we approve the budget, and both have risen materially over the past three years. Insurance rates come at the end of March, and our seasonal employees' hourly rates become clear in April/May. We expect to finish 2022 slightly ahead of budget, and our reserves remain in good shape.

For newer members, I call your attention to the Tahoe City Public Utility District Recreation Activity Guide: <https://www.tcpud.org/recreation/activity-guide>. The PUD oversees many venues and excellent programs throughout Fall, Winter, Spring, and Summer.

Finally, please join me in thanks to Pamela Galy for her service as a Board member. We had several excellent applicants, and Mary Michel will serve on the Board for the remaining ten months of Pamela's term.



Beach & Pier Committee Report

By Roger Quinlan

The Beach & Pier committee has been busy working on 2 main projects: Expansion of the buoy field and improving the beach access.

Buoy Field Expansion:

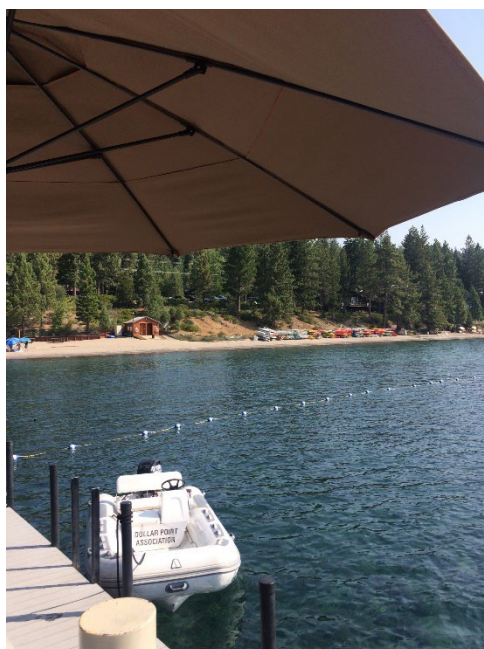
The size of our buoy field is limited by the permits we can obtain from TRPA, who had a hold on new buoy permits for years. That changed recently and they announced the availability of 300 new permits over 10 years starting in 2021, specifically for marinas, which is how DPA is classified. With Board approval, we engaged an attorney and are working a specific plan that we believe would be amenable to TRPA that would add 10 more buoys. This remains a long-shot solution and if permitted, will take some number of months or years.

Improving Beach Access:

The grade of the walkway to the beach makes it difficult for all DPA members to easily enjoy the beach and pier facilities. We are also short of paddleboard and kayak storage. So, we have worked with a designer/planner to architect a plan that allows the following:

- Expand the walkway at the base of the pier that allows for an ADA-compliant golf cart turn-around spot to make getting up and down the hill easier in the summer months.
- Provide at a location TBD, an ADA compliant seasonal restroom.
- Look to create more beach by relocating the paddleboard storage along the wood retaining wall.
- Expand the capacity for storage, which is something we could not do today so close to the water. It will be vertical storage for easier use by all.
- Remove the charcoal barbecue. The number of days charcoal barbecues can be used is declining due to administrative rules and red flag days.
- Expand the beach parking, east of the parking that fronts the tennis courts.
- Repair of the fence at the east end of the beach.
- Adding picnic tables and umbrellas for summer use.

The changes remain in the planning stage and have not been approved by the County nor TRPA. Further the Board has only approved funds for the plan at this point in time.



Firewise Committee Report

By: Nate Walker

During 2022 membership projects included 3 Dumpster Days and individual member projects. A great job this year by all who participated! We achieved 11x the investment requirement, engaged 28% of our community and hauled out 135% of our fire fuel volume goal. Thanks to all members who participated and reported their hours and expenses via the DPA website. Your efforts make a difference in our fire safety! Our data was recently submitted Firewise USA and we are expecting a successful recertification by the end of the year. Chinquapin achieved Firewise certification last summer. In addition, the Chinquapin Board is moving forward with a project to remove dead trees and brush along the border with Dollar Point property owners. In May/June committee members completed an informal defensible space survey with feedback to specific members on how to improve defensible space maintenance. Many members acted on the feedback. In October, the committee conducted defensible space training with North Tahoe Fire to improve our ability to survey defensible space conditions in Dollar Point. Stay tuned for plans on future surveys and help available to maintain and improve defensible space. If you are looking for tips on wildfire preparations and defensible space, check out the resources on the DPA Fire Awareness page (<https://www.dollarpoint.org/news-events/fire-awareness>).

Website Committee

By Cailin Jope

Dollar Point's website was more instrumental this year with the use of online reservations for tennis, pickleball, and swimming. We had 86% of our membership login to the website at least once which is a 10% increase from last year. In 2023 we will be introducing online payments for the annual dues, buoys, and beach rack with a 3.5% transaction fee included. As of this newsletter, we have had 17% of the membership fill out the website survey with mostly positive feedback. Areas of improvement have been noted for online payments, mobile use, online reservations, and implementing forms for buoy and beach rack rentals. The Website Committee is happy to announce that it has grown by one with the addition of Linda Dunne to the team. We are continually working towards improving the member experience of the website and if you didn't participate in the survey, you can always let us know your thoughts by using the 'Contact Us' page on the website.



2023 Treasurer's Report

By: Nate Walker

The 2023 budget reflects the current rate of spending for the Association given the inflation pressure at this time. The 2023 dues will increase by \$100 per member to \$1,200 annually and will generate \$63,300 in additional income. Buoy session fees will increase to \$1600 and dual paddleboard rack space will increase to \$650, together generating a \$12,700 increase in total buoy/rack fees. 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 19% of operating expenses. We continue to receive positive feedback from the annual meeting dinner and Burgers & Brews events. Thus, we are planning similar events for summer 2023. Thanks to Mark Swoboda we have migrated bookkeeping to McClintock during 2022 for improved control and office flexibility. The transfer of funds to our Replacement Reserve account, \$137,853, 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.

2023 Operating Budget and Other Information

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

- The **2023 Operating Budget**, identifying the estimated revenue and expenses for 2023.
- 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 services.
- 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.

2023 OPERATING BUDGET

DUES OF	\$1200
MEMBERSHIP OF	533
REVENUE	
Coupon Book Income	\$2,000
Annual Dues	\$639,600
Initiation/Transfer Fees	\$50,000
Buoy/Rack Income	\$266,947
Swim Lesson/ W.A.	\$5,000
Other Income	\$1,700
XFR to Capital Reserve	(\$137,853)
XFR to Replacement Reserve	(\$12,600)
TOTAL REVENUE (less allocations to Reserves)	\$814,794

EXPENSES	
RECREATION	
Total Payroll	\$335,000
Healthcare/Worker's Comp	\$31,600
Tennis Pro Contract	\$8,000
Landscape Contract	\$77,000
MAINTENANCE/ADMIN	
Common Area Repairs	\$1,000
Insurance	\$130,000
Tennis Repair/Supplies	\$1,500
Pier/Buoy/Beach/Boat	\$14,000
Pool Maintenance/ Swim	\$35,000
Meeting Expense	\$100
Homeowner Activities	\$35,000
Legal	\$25,000
Accounting	\$21,000
Membership TLOA	\$1,000
Firewise	\$5,000
Copies/Newsletters/Postage	\$10,000
Office Expense/Website	\$21,400
Fees & Licenses/ Prop. Tax	\$13,200
Employee Expense	\$4,500
Recreation Supplies	\$2,500
Telephone	\$4,600
UTILITIES	
Waste Disposal	\$4,600
Electricity	\$5,100
Natural Gas	\$8,500
Water & Sewer	\$20,000
Contingency Amount	\$0
TOTAL EXPENSES	\$814,600
NET REVENUE/EXPENSE	\$194.75

CAPITAL RESERVE

Projected Balance as of 12/31/22	\$284,482
2022 Additions (and interest)	\$0
TOTAL	\$284,482
Less forecast 2023 charges	\$12,600
Forecast Balance 12/31/23	\$297,082

REPLACEMENT RESERVE

Projected Balance as of 12/31/22	\$979,828
2022 Additions (add interest)	\$76,279
TOTAL	\$1,056,108
Less forecast 2023 charges: tennis courts, landscaping, play equipment, and misc.	\$137,853
Forecast Balance 12/31/23	\$1,193,961

Summary of the 2020 Reserve Study

Component	Remaining Estimated Useful Lives (years)	Future Estimated Replacement Cost
Paving	0-17	\$69,190
Roofs	13-18	\$21,599
Fencing	1-12	\$22,187
Amenities	0-25	\$764,917
Buildings int./ext.	0-18	\$89,912
Equipment & misc.	0-16	\$162,959
Totals:	Total of 102 Items	\$1,130,764

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 15th annually and shall be delinquent on March 31st annually.

All members should note:

1. The initiation fee to join the Dollar Point Association is currently \$50,000.

2. Annual membership dues are \$1200.00 per year. Membership cards are deactivated if dues have not been paid in full by March 31st. Dues that have not been paid in full by December 31st 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 \$5,000 (plus \$100 document fee) upon the sale or transfer of a lot or home by a DPA member. Each membership belongs to the lot; thus a transfer fee will be charged if a member wishes to transfer the membership from one lot to another. 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.