

**Minutes of the MEETING OF THE BOARD OF DIRECTORS
PLUMAS EUREKA VILLAS HOME OWNERS ASSOCIATION**

May 09, 2024 (approved 11-05-2024)

1. Call Board Meeting to Order

A regular meeting of the Board of Directors was held on Wednesday, May 09, 2024. The meeting was held at #11 Aspen. Carol Bender, Eve Nighswonger, Jim Flageolet, and Laurie Humphreys were present. Ed Sermone was absent. Joleen Cline served as recording secretary. Eve Nighswonger called the meeting to order at 6:00 p.m.

2. Approve Minutes from the 03/13/2024 Board Meeting.

After review, upon motion duly made, seconded and unanimously carried, the minutes of the 03/13/2024 Board meeting were approved with 3 minor changes (spelling).

3. Public Comment (for items not on the agenda; 3 minutes/speaker)

Ken ONeil asked what staff are going to do about dandelions. Dave reported they recently applied speed zone to kill the dandelions. He reported we were late applying the weed abatement, and the dandelions have already gone to seed. Mike Trumble reported he reached out to Terminex to ask about killing the clover. Terminix staff spoke with our staff.

4. Collaboration with Golf Course/PEVCSD

a. Installation of pond fountains

Eve reported the Golf Course is proposing a total of 4 fountains. Three within the pond between Aspen and Ponderosa, and one off of the 8th hole. They would like the fountains to be lighted. There would be two timers, one for the fountains, and one for the lights. Eve reported Jerry Doll told her he would like to partner with the HOA on this project. They expect the cost of the fountains would be approximately \$25,000 and would ask the HOA to pay for one half of that.

The estimated cost of the electricity to run the fountains would be \$1060.00 per year. It would be most convenient if the fountains in the large pond could receive power from the maintenance building where the HOA is already paying for the electricity.

Jason Klemesrud reported the 240v fountain would require less electricity: 30 amp - 240 volt service. Jason reported they would pull conduit down the shore line behind the townhomes and install 3 boxes, 1 for each fountain.

Laurie Humphries reported we have a very tight HOA budget and are not set up with cost centers whereby only folks who can see the fountains would contribute to the cost of them. Our association is set up as all for one, and one for all, so everyone would share the cost equally.

Jason reported this is a gesture of cooperation. If the HOA does not participate, the Dolls will most likely take those funds and do something else with them.

Laurie reported when the ponds are dirty and full of algae, it hurts everyone's values. A motion was made to reject the proposal which would include an increase to the cost for the association. No action was taken.

The Board made the decision to table this item and ask request an opinion from the association attorney.

b. Irrigation restoration on Meadow Way (end of W. Ponderosa)

Jason (Golf Course Superintendent) reported originally there was irrigation installed at the end of hole 5. The irrigation connections have been disconnected as the golf club didn't want to jeopardize their water rights.

Jason reported the CSD has suggested a solution where a 2" line could be connected to the CSD treated water system. The cost would be a total of \$480 per month for the 10 effected homeowners. It is approximately a 6 foot run to make that connection. Joleen reported those 10 homes are not part of the same association and it would be difficult to create and enforce a shared cost payment arrangement. She suggested another option would be to install separate lines to each property with independent sprinkler systems. She asked if it would be possible for PEV #6 to connect their effected homes to the CSD main line and utilize the sprinkler lines they already have installed.

Jason reported he would calculate and provide cost estimates for each option with the PEV #6 Board. He stated they realized 4 years ago that the system was not installed correctly and communicated with the effected owners but no action was taken.

Joleen suggested the Board may need to schedule a special board meeting in approximately 4 weeks to review the bids and decide on a remedy. Jason reported he believes they may need 3 or 4 pressurized lines. Jason reported he is working with High Sierra Mountainscapes and would like to hand it off to the HOA and the private homeowners to work on a remedy.

Brandon Bowling asked if members had received the recent letter from the Golf Course stating they will not allow any non-paid golf or other activity on the golf course any longer. Specifically, no walking the cart paths and no walking dogs, even when the course is not open. Golf is asking the HOA to comply with the rules, and also to report when folks are not being respectful or not following the rules. Eve reported we do need to be respectful of the private property rights of the Golf Course. She stated she has some ideas for signage that could be installed on the back deck rail to remind folks.

5. Reports and Action Items

a. Building and Landscape (Date Pitts)

i. Results of walking inspection, plan next steps

Joleen reported an inspection was recently completed by Ed Semone, Dave Pitts, BJ Morris and herself. Notes were made regarding decking, painting, light fixtures and un-approved air conditioning units.

Dave Pitts reported he and BJ recently replaced the balcony and railing at 87. They are planning to start working on unit #88 next. They also recently replaced trim boards on the chimney at #33.

They have thatched, aerated, and fertilized all the lawns. They pressurized the sprinkler system and are continuing to make repairs. At #18 they dug up a valve and installed a new box. There are 6 trees that need to be removed. Jimmy West provided a bid to remove the largest tree for \$8,500.00 and an additional \$4,500 for 5 smaller trees. Mike Smith bid the work for 1 tree at 10,000.00 plus \$4,500.00 for the 5 additional trees.

Dave reported he purchased a new wiring harness, and the truck is ready to go. The estimate to install a new plow on the new truck is \$12,000.00. The cost to replace all the batteries on the golf cart is \$280.00 X 6 for Trojan batteries or they can purchase Duracell batteries for approximately \$180.00 each.

He recently replaced the tires on the old truck at just under \$900.00.

Dave reported when the plow broke down, Ken had the exact parts we needed to make the electrical repair.

ii. Approve Contract for 2024 painting

Joleen presented a proposal from MTS Painting.

After review, upon motion duly made, seconded and unanimously carried, the Board approved the proposal to paint 4 buildings: 43/44, 33/34, 65/66 and 71/72 at a cost of \$29,696.00. PEV #6 will provide the paint.

b. Financial

i. Review reports for the period ending 04/30/2024

Joleen provided copies of the financial reports for the period ending 04/30/2024 via email prior to the meeting.

After review, upon motion duly made, seconded and unanimously carried, the Board approved the financial reports as presented.

ii. Delinquency report and actions

Joleen reported there is no action to be taken today regarding delinquent accounts.

iii. Approve budget for snow plow

After review, upon motion duly made, seconded and unanimously carried, the Board approved the reserve expenditure of \$12,500.00 to install a new plow on the new pickup.

iv. Update on Reserve Study

Joleen reported we will be requesting a new reserve study to be completed in 2025. There will be significant changes to the future projections because the

association was able to take advantage of coordinating the paving project with other neighboring associations this year.

6. Association Action Items

a. Recruit candidates to serve as Board members in 2024-2027

Eve reported she has spoken with both Stacy Clark and Steve O’Camb about running for a position on the Board. Eve reported it is not a difficult job. The association generally has 4 meetings a year plus the annual meeting.

b. Plans for Annual Meeting 2024

The Board discussed holding the meeting on October 19th at Longboards. They asked Joleen to contact the restaurant and schedule the event.

c. Plan for periodic messaging to homeowners

Eve reported she had received a request from more than one homeowner, that the Board provide periodic communication. She encouraged all members to participate in Board meetings. She stated the Board could also ask for a volunteer from the participants at the annual meeting to work on periodic newsletters.

6. Adjourn

After review, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 8:25 p.m.