

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

**Tuesday, July 03, 2018 (approved 09/13/18)**

**1. Call to Order**

A regular meeting of the Board of Directors was held on Tuesday, July 03, 2018 at the Mohawk Community Resource Center at 8989 Hwy 89 In Blairsden, CA. Cheri Johnson, Laurie Humphries and Laryl Smith were present. Bill Archibald and Jan Bleachner were absent. Joleen Cline, Administrative Assistant, served as recording secretary. Cheri Johnson called the meeting to order at 11:00 a.m.

**2. Public Comment**

none

**3. Approve Minutes from the April 24, 2018 Board Meeting**

*After review, upon motion duly made, seconded and carried, the Board approved the minutes of the April 24, 2018 Board meeting as presented.*

**4. New Business**

**a. Approve resignation from J. Bleachner**

*After review, upon motion duly made, seconded and unanimously carried, the Board accepted the resignation of Jan Bleachner, with regret.*

**b. Annual Meeting Planning: October 6**

Joleen reported we have a reservation at Grizzly Grill which will include hors de overs and a no host bar after the Annual Meeting.

The next meeting of the Board is scheduled 09/13 which will include a preliminary budget review for 2019.

**c. Board Candidate Recruiting plan**

Cheri volunteered to draft a letter which will include an update on major projects and a call for candidates.

**d. Interview candidate for mid-term appointment**

Postponed to after the regular board meeting.

**e. Approve Proposal from Browning Reserve Group**

*After review, upon motion duly made, seconded and unanimously carried, the Board approved the contract with Browning Reserve Study for 2018.*

**5. Reports**

**a. Maintenance Report**

Tom reported he has been trying to keep up with the painters and replace siding and facia as needed.

Tom reported #99 on Ponderosa has a rotten beam on the balcony. The owner of #85 has reported her deck needs to be replaced. #61 was re-roofed, and the siding on the chimney chase is failing. Tom will replace the siding.

Tom reported since initiating the new policy regarding trash collection we have only received 1 small bag of recycling.

**b. Financial Review**

**1) Financial Reports for 05/31/18**

Joleen distributed copies of the financial review reports prepared by the CPA. The Association tax returns will be signed today.

*After review, upon motion duly made seconded and unanimously carried, the Board approved the financials for the period ending 05/31/18.*

**2) Status of loan application**

Joleen reported she spoke with the Loan Officer with Plumas Bank and he was not encouraging. The Board held a discussion regarding loan options and payment schedules.

The Board directed J. Cline to submit a loan application with a second lender in the amount of \$700,000.00.

**3) Update signature card for Umpqua account**

*After review, upon motion duly made, seconded and unanimously carried, the Board moved to remove Melinda Bennet from the Umpqua Bank signature card and add Cheri Johnson, Laurie Humphries and Laryl Smith.*

**6. Old Business**

**a. Roof replacement progress**

Joleen reported five buildings have been re-roofed. So far, the re-roofing project has gone smoothly. The rental managers have been helpful, and owners have been cooperative. Both roofing contractors have been good about keeping the staff informed of their progress and needs.

**b. Painting progress**

Imre Adelmayer has completed four buildings. He has finished each building ahead of schedule so far.

**c. Deck replacement**

Tom will continue to replace decks while the dry weather lasts. No additional decks are scheduled to be replaced by an outside contractor.

**d. Sidewalk replacement plan**

The board held a discussion and directed Joleen to move forward with Spencer's bid for sidewalk removal and paver installation with a drain.

**e. Architectural Control Committee**

Cheri reported with the resignation of Jan Bleachner, the Board is looking to fill the Architectural Control Committee with one Board member and one additional community member.

Cheri reported we need guidelines for the newly installed climate control systems and any others that may be requested in the future.

Laurie reported she received a request for the Board to install a privacy fence between 73 and 74. Cheri volunteered to draft a letter that we've received a complaint and that the rusty swing needs to be removed.

After review and discussion, the Board denied the request for a privacy fence.

**7. Adjourn**

*After review, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 3:00.*