

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

Saturday, October 18, 2025 (approved 11/25/2025)

1. Call Board Meeting to Order

A regular meeting of the Board of Directors was held on Saturday, October 18, 2025 directly following the Annual Meeting of the Members. The meeting was held at Longboards Restaurant in Blairsden, CA. Stacey Scott, Cindy Nevills, Jack McGinley and Steve O'Camb were present. Greg Lubushkin was absent. Joleen Cline served as recording secretary. Jack McGinley called the meeting to order at 3:30 p.m.

2. Appoint Officers (President, Vice President, Treasurer, Secretary)

After review, upon motion duly made, seconded, and unanimously carried, the Board appointed Jack McGinley to serve as President; Steve O'Camb to serve as Vice-President; Greg Lebushkin to Serve as Treasurer; and Stacey Scott to serve as Secretary.

3. Approve Resolution 2025-01: Emergency Assessment for Insurance

Jack reported dues are proposed today to go up to \$835.79 a month beginning in December, due to the Board having to purchase fire insurance through the California fair plan in September. It is possible there will be an additional inflationary increase in January as well. If there are members who have insurance

Laurie reported the policy we have enjoyed in the past was walls in coverage. If we don't have that, owners may have to purchase policies to cover things such as cabinets, carpets, vanities, toilets. We are hoping to find a replacement policy which will be walls in coverage. We are 3 years behind the rest of the state as far as receiving the property coverage non-renewal. The resolution today includes our being able to repay the reserve fund for what was borrowed to purchase the CA Fair plan. We potentially will receive a refund from Cal Fair, once we bind a substitute policy.

An owner asked if anyone has evaluated our property. We have eliminated flammable plants, trees, and we live on a golf course and next to a river.

Cheri reported we do have issues that some of our owners still have Zinco electric pannels. All panels need to be upgraded. Those original panels were recalled 15 years ago.

After review, upon motion duly made, seconded and unanimously carried, the Board approved Resolution 2025-01 Emergency Assessment for Insurance (attached).

4. Adjourn

Jack thanked Laurie for serving as President over the past year, and serving several terms on the board before that.

Jack provided the members with his cell number and suggested members reach out via text with questions and concerns.

After review, upon motion duly made, seconded and unanimously carried, The meeting was adjourned at 4:02

Minutes were recorded by Joleen Cline, Administrative Manager

Plumas Eureka Villas Home Owners Association, Inc.
Resolution of the Board of Directors – Emergency Assessment for Insurance
(Pursuant to California Civil Code section 5610)

1 The following actions is taken at the duly held meeting of the Board of Directors ("Board") of
2 Plumas Eureka Villas Home Owners Association, Inc. ("Association") on October 18, 2025, at which a
3 quorum of the Directors was present. The Board hereby finds and resolves as follows:
4

5 **WHEREAS** pursuant to Section 8.2.15 of the *Second Restated Bylaws of Plumas Eureka Villas Home*
6 *Owners Association* ("Bylaws"), the Association is required to purchase, obtain, and maintain insurance
7 on the Residences and Common Area in the Development for full replacement value of the Residences
8 and Common Area.
9

10 **WHEREAS** for the insurance policy required by Section 8.2.15 of the Bylaws for the term of 2025
- 2026, the Association paid \$335,087.00 in premiums for full coverage of the development. This was an
11 increase of nearly four (4) times what the Association had been paying for insurance in the years prior.
12

13 **WHEREAS** the Board investigated the availability of alternative insurance at lesser cost, and
14 determined that full replacement coverage was not available with existing known carriers, and
15 determined that the California FAIR Plan was the only option. The unplanned extra cost was paid by a
16 temporary transfer from the Association's reserve funds that must be paid back over time.
17

18 **WHEREAS** the Board had previously adopted and distributed its budget to the Owners and set
19 Regular Assessments for the 2025 fiscal year and therefore the Board could not have reasonably foreseen
20 this extraordinary expense for 2025 while preparing and distributing the annual budget for the 2025 fiscal
21 year, as it did not learn of this substantial increase until after its budget was distributed.
22

23 **WHEREAS** the insurance renewal term does not coincide with the fiscal year, so the substantial
24 cost increase for premiums starting in 2025 will be carried into the 2026 fiscal year, resulting in a budget
25 in 2026 impact that may also carry into 2027.
26

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1 **WHEREAS** the Association will continue to investigate insurance coverage, and will look for
2 alternatives means to obtain full coverage at the 2025-2026 renewal, including investigating the California
3 FAIR Plan to determine if coverage and costs improve.

4 **WHEREAS** the cost of insurance for 2026 –2027 will likely be similar to the current year's
5 premiums.

6 **WHEREAS** the Association does not have sufficient operating or reserve funds to pay for the
7 extraordinary expense caused by this extraordinary and unforeseen insurance premium.

8 **WHEREAS** the Board finds that failing to obtain insurance as required by Section 8.2.15 of the
9 Bylaws may result in a substantial number of the Owners' mortgage lenders defaulting Owners' loans with
10 unknown costs and consequences for the Owners. A major uninsured loss in the Residences would create
11 a risk to personal safety and an unforeseen repair expense that the Association would not have sufficient
12 funds to pay for.

13 **WHEREAS** the Board will engage with insurance professionals to fulfill its insurance obligations
14 under Section 8.2.15 of the Bylaws.

15 **WHEREAS** California Civil Code section 5610(c) authorizes the Board to impose an emergency
16 increase in Regular Assessments to fund this insurance payment:

17 *5610. Section 5605 does not limit assessment increases necessary for emergency
18 situations. For purposes of this section, an emergency situation is any one of the following:*

19 *[...]*

20 *(b) An extraordinary expense necessary to repair or maintain the common interest
21 development or any part of it for which the association is responsible where a threat to
22 personal safety on the property is discovered.*

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(c) An extraordinary expense necessary to repair or maintain the common interest development or any part of it for which the association is responsible that could not have been reasonably foreseen by the board in preparing and distributing the annual budget report under Section 5300. However, prior to the imposition or collection of an assessment under this subdivision, the board shall pass a resolution containing written findings as to the necessity of the extraordinary expense involved and why the expense was not or could not have been reasonably foreseen in the budgeting process, and the resolution shall be distributed to the members with the notice of assessment.

WHEREAS California Civil Code section 5615 states:

5615. *The association shall provide individual notice pursuant to Section 4040 to the members of any increase in the regular or special assessments of the association, not less than 30 nor more than 60 days prior to the increased assessment becoming due.*

IT IS HEREBY RESOLVED the Board is increasing the regular assessments on an emergency basis to cover insurance premium costs owed for the remainder of 2025-2026, to start repaying the reserves, and to prepare for insurance renewals in 2026; and

IT IS HEREBY RESOLVED the amount of the increase will be \$267.79 per month, effective December 1, 2025; and

IT IS FURTHER RESOLVED this emergency increase will also be included in the 2026 budget the Board will be adopting and distributing on or before December 1, 2025, plus any additional increase needed for the Association's regular expenses; and

IT IS FURTHER RESOLVED a copy of this Resolution of the Board shall be attached to, and is incorporated as a part of, the minutes of the meeting of the Board during which it was adopted; and

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Resolution of the Board of Directors – Emergency Assessment for Insurance
(Pursuant to California Civil Code section 5610)

1 **IT IS FURTHER RESOLVED** a copy of this Resolution shall be included in the Notice of Emergency
2 Assessment Increase, which will be mailed to all Owners as soon as possible after its adoption by the
3 Board, and will be included in the Annual Budget Report for 2026 when it is mailed to all Owners; and
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CERTIFICATE OF SECRETARY

5 The undersigned declares they are the duly elected Secretary of the Association, and the
6 foregoing Resolution of the Board of Directors was approved by a majority of the Directors at the Board
7 meeting held on October 18, 2025.
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9 By: _____, Secretary
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