

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

January 10, 2024

DRAFT

1. Call Board Meeting to Order

A regular meeting of the Board of Directors was held on Wednesday, January 10, 2024, via ZOOM teleconference. Eve Nighswonger, Jim Flaggeolet and Laurie Humphreys were present on the ZOOM conference. Ed Sermone and Carol Bender were absent. Joleen Cline was present and served as recording secretary. Eve Nighswonger called the meeting to order at 10:05 a.m.

2. Approve Minutes from prior meetings.

a. 11/08/2023

After review, upon motion duly made, seconded and unanimously carried, the minutes of the 11/08/2023 Board meeting were approved as submitted.

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

Mimi Garner asked if the zoom link had been emailed, as she had trouble finding it on the agenda. Mimi reported the plexiglass on the bulletin board is difficult to read. She asked if the meeting is being recorded and will copies be shared. She asked that the board explain the increase in dues and that they would email or post about outstanding repairs on Aspen. She asked when decks or balconies are replaced why are they not being sealed immediately. She reported hole #5 is a disgrace and asked what the cost was for last year's annual meeting held at Longboards. She asked about the status of the internet on Aspen Circle. She stated when the Board requested funds for paving the roads, we should have let folks know about the situation with Plumas Sierra Telecommunication internet installation. She asked if there is any way to get the agendas posted to the website. She also reported the HOA is in violation of Davis Stirling when it comes to counting ballots because the member who counted the ballots was related to the Board President.

Frances Rice (#44) Thanked the Board for the offer to install the snow shields. She reported there is a full-time renter in her unit. She will purchase a snow shield and ask staff to install it.

4. Reports

a. Building and Landscape (Dave Pitts)

Dave Pitts reported since the last meeting staff have trimmed trees and shrubs at 53, 44,45,13,14,11, and the apple tree on 79. He and BJ have blown the pine straw off the street in preparation for the weekends. The decks at 98 and 68 have been replaced.

Unit #41 will be painted and stained first thing in the Spring.

#68 was supposed to be a railing replacement, however, they discovered the structure of the deck was rotten, so they had to replace the whole thing from the bottom up.

Dave and BJ installed all the snow marker poles and changed the oil in the mowers and truck. They also had the truck tires changed out for the winter studded tires. The headlights on the truck were also repaired. They have installed snow shields at #81 and #11. They will also install the shield at #45.

Dave and BJ have raked pine straw and cones and hauled it all away. They also cleared the pine straw off of several roofs. The sign on Ponderosa was taken down so that they can re-stain it over the winter.

Dave reported he made a repair at #100 where there was an issue with water coming down around the kitchen window. During the recent rainstorms there was no sign of water intrusion. #84 called to report there was water coming in around her fireplace. Dave cleaned the chimney pipe and installed new caulking. So far, the re-seal seems to be holding.

ARC roofing was on site and found an issue with nails having been installed too deep. They made a repair. The Browns who own #49 had a small issue that appears to be from an ice dam. He requested the Board to pay for the sheet rock repair. Josh Leal came out with another general contractor, and they confirmed it was an issue with condensation. Carl Woodruff installed vents in Eve's home to remediate an issue with condensation. Joleen reported Rich Hinds, who is an owner and general contractor, also had a significant issue at his unit with condensation and would be a great person to speak with about how he remediated the issue at his home.

After review, upon motion duly made, seconded and unanimously carried, the Board approved covering the cost of 50% of the drywall repair at #49.

b. Financial

i. Reports for the period ending 12/31/2023.

Joleen provided reports for the period ending 12/31/2023 via email prior to the Board meeting. She reported the association received a flood insurance bill for 7 units at a cost of \$23,545.00. The bookkeeping and bank statements with reconciliation reports binder has been shipped to the CPA for year end review and tax preparation. The association ended the fiscal year with \$157,653.06 in the reserve accounts. Past due assessments for year end 2023 was \$3,832.60, and \$1,447.68 was still to be collected for the special assessment.

Joleen reported the total Administrative and Operational expenses for the year were \$670,580.14 and the annual budget for those items was 671,748.08, so the association ended the year within 1% of budget.

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

Joleen reported the current reserve study had included replacing the 20-year-old ford pickup in 2022. The truck has required significant repairs over the past 2 years and was down for several weeks last year during the snow events. Pricing

for trucks appears to have stabilized. Dave reported he would like the Board to authorize a budget to purchase a used truck that could be outfitted with a plow.

After review and discussion, upon motion duly made, seconded and unanimously carried, the Board authorized \$50,000 for the purchase of a truck that could be used as a snowplow.

ii. Delinquency report and actions

Joleen reported there are no actions to take with regard to delinquent accounts today.

5. Association Business

a. Plan to recruit Board members in 2024.

The Board discussed ideas for recruiting association members to serve as Board members in 2024.

b. Plan for future Board meeting 03/13/2024 & 05/08/2024.

The board confirmed the following dates for future Board meetings.

03/13/2024 10:00 a.m. and 05/08/2024 10:00 a.m.

Saturday, October 12: Annual Member's Meeting

6. Adjourn

After review, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 12:08 p.m.