

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

April 17, 2023

DRAFT

1. Call Board Meeting to Order

A regular meeting of the Board of Directors was held on Monday, April 17, 2023, at the Portola Rotary Hall at 390 California Street in Portola, CA. Laurie Humphries, Eve Nighswonger and Jim Flageolet were present. Ed Sermone and Carol Bender were absent. Employees, BJ Morris and Dave Pitts were also present. Eve called the meeting to order at 3:04. Joleen Cline served as the recording secretary.

2. Approve Minutes from the November 14, 2022, Board Meeting

This item was postponed.

3. Summary of Executive Board meeting on January 12, 2003

Joleen reported the executive board meeting included discussion only and no action.

4. Public Comment

none

5. Reports

A. Building and Landscape

i. Report from Building and Maintenance Director

Dave reported they have trimmed approximately 30 trees. The cost to get rid of the green waste was several hundred dollars. It will be much less expensive to dump green waste in Graeagle once the burn pile opens.

ii. Update on Maintenance Request Form and Tracker

Dave reported every planter box and set of shutters have been tightened up, painted and re-installed. There is a new heater in the shop which made a huge difference with staff being able to complete painting projects through the winter.

Dave reported he has purchased and stockpiled sand and sand bags in case of flooding. The sign fell down in the garden area and our staff is working on reinstalling it. The oil has been changed on both mowers and the mule.

Dave reported at #85 icicles had formed between the gutter and the tree and were making a lot of noise when the wind blew. The tree is about 8" off the roof of her patio. The owner would like the association to remove the tree.

iii. Report and Discussion regarding Planned Reserve Projects

a) Painting

Dave reported he is inspecting each townhome and will prioritize re-painting based on which buildings are in greatest need of new paint. The front entrance signs have been re-painted and re-sealed.

Dave reported he would like to purchase a new spray rig. He priced all the components he would need through our paint rep at Reno Truckee Paint Mart.

After review, upon motion duly made, seconded and unanimously carried, the Board authorized the expense not to exceed \$3,600 to purchase a spray rig and hoses.

b) Paving

Joleen reported Plumas Sierra Internet did not plan to replace the blacktop after cutting trenches to install conduit for new electric service and high-speed internet. They are willing to move forward with the project only if the association pays the difference in cost to replace the blacktop at a cost of approximately \$20,000.

After review, upon motion duly made, seconded and unanimously carried, the Board directed Joleen to offer to meet Plumas Sierra Telecommunication in the middle, and to split the cost to replace the blacktop after the conduit installed (\$10,000).

c) Equipment

Dave reported the truck has needed repair several times through the winter. Plowing snow is very hard on the truck transmission.

The Board directed Dave to sell the E-Go mower which is no longer used.

d) Walkways

Dave reported the walkways at 8/9; 10/11, 44/45 and 75 need to be addressed.

e) Decks & Balconies

Dave reported he and BJ have replaced decks 36 and 41. The railing on 72 and 36 have also been replaced and 41 is just about complete. Dave presented a proposal to contract with Bret McCurley for balcony replacements at 35 and 41.

After review, upon motion duly made, seconded and unanimously carried, the Board approved the expenditure of \$9,000 to replace the balconies at 35 and 41.

B. Financial

i. Financial Reports for the period ending 03/31/2022.

Joleen provided financial reports for the period ending 03/31/2023 via email prior to the Board meeting.

After review, upon motion duly made, seconded, and unanimously carried, the Board approved the financial reports for the period ending 03/31/2023 as submitted.

ii. Delinquency report

Joleen provided a report regarding delinquent accounts and pre-lien notices that had been mailed.

After review, upon motion duly made, seconded and unanimously carried, the Board directed Joleen to file a lien according to the payment and delinquency policy.

6. Association Business

A. Future Board Meeting Calendar for 2023

June 19, 2023; August 21, 2023

B. Plan for Annual Meeting 10/14/2023

Joleen reported we do not need to send a call for candidates notice this year because there are no Board positions available. Every 3rd year, the association does not have an election based on the new schedule of terms in the bylaws.

7. Closing Public Comment (3 minutes/speaker)

none

8. Adjourn

After review, upon motion duly made, seconded and unanimously carried, the Board moved to executive session at 4:17 p.m.