

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

Thursday, January 13, 2022 (approved 03/17/2022)

1. Call Board Meeting to Order

A regular meeting of the Board of Directors was held on Thursday, January 13, 2022, via ZOOM teleconference. Cheri Johnson, Ed Sermone, Laurie Humphries, Eve Nighswonger, and Jim Flageollet were present on the call. BJ Morris participated on the call. Cheri Johnson called the meeting to order at 1:03 p.m. Joleen Cline served as the recording secretary.

2. Approve Minutes from the October 28, 2021, Board Meeting

After review, upon motion duly made, seconded and carried, the Board approved the minutes from the October 28, 2021, Board Meeting as submitted.

3. Summary of Executive Board meeting October 28, 2021.

The Board conducted a personnel review.

4. Public Comment (for items not on the agenda)

None

5. New Business

a. Discussion regarding re-visiting CC&R amendment to allow for cost centers

Cherry reported this item has been part of discussion for the past 2 years. Cheri suggested the Board consider re-evaluating the cost center discussion in light of the recent community communications regarding to flood insurance.

Jim reported he feels the way the CC&Rs current read is correct. If membership were to vote in favor of cost centers, we could start down a slippery slope that could lead to numerous cost centers and more complicated rate setting and budgeting.

Ed reported there would need to be parameters set for the cost centers if the community wanted to move in that direction. He is in favor of setting additional funds in reserves and agrees with Jim regarding the slippery slope scenario.

Eve reported she feels it will be more difficult to manage the association with numerous cost centers.

b. Update on Parking Policy and marking

Cheri reported we have done a lot of work on this item and found after inspection; it would need to be a more complex policy than we originally thought. It is not possible for some members to park outside their garage because we have units with

garages that face each other and parking there would trap the neighbor inside their own garage.

Ed reported he has walked the grounds with staff. If everyone parked 1 car outside their garage, we know how many outside parking spaces we would need. He suggested that we take each unit on an individual basis to locate either one or two outside parking spaces for each unit. In some cases, the unit owner has 2 available spaces in front of their own garage doors and in other instances, there is no room outside of a garage for owner parking. We want each member to park at least 1 car inside their garage. We need to make a determination about whether we allow one or two cars per unit to be parked outside of the garage. Ed reported he feels the best policy would be 2 cars per unit. 1 in the garage, and 1 outside the garage.

Eve reported this will really be a sensitive issue. If we put a policy in place, after a year, we may have more owners willing to support a special assessment in order to install additional parking.

Ed reported the other benefit of having a written plan would be information could be shared with perspective buyers on where the parking spaces are for each unit.

Cheri reported she is also in favor of a policy which would state each unit will have parking for at least 1 car in the garage and 1 car outside. Cheri reported we can get started and get spaces marked for those who cannot park in front of their own garage doors.

Joleen reported the policy could include the words “at least 1 space outside” since many of our units allow for 2 cars inside a garage and 2 in front of their garage doors. She reported in an Airbnb she recently rented out of state, two placards were available inside the unit and the unit agreement was very clear that parking for no more than 2 cars would be available, and that additional cars would be towed.

Cheri reported she would draft something based on the discussion. The board could then comment and suggest additions and changes.

c. Set schedule for 2022 Board Meetings

Joleen suggested we set a meeting schedule for the year with topic priorities. Additional special meetings could be added as needed.

The Board agreed to set a schedule for 2022 Regular Board Meetings as follows.

March 17, 2022 (Annual Meeting and Reserve Project Planning)

June 16, 2022 (Summer projects, and Annual Meeting focus)

September 15, 2022 (Fall projects, Prelim Budget Planning, Annual Meeting Plan)

October 8, 2022, Annual Meeting & Reg. Board Meeting (assign officers)

November 17, 2022 (Finalize Budget for 2023)

5. Reports

a. Building and Landscape – Joe and Joleen

i. General Maintenance and Landscape Reports

BJ reported they most recently have been dealing with snow removal. Several of the trees in the neighborhood were damaged, as well as some shutters. He reported they are planning to apply pre-emergent to hold down the weeds and will fertilize early in April.

Joleen reported we've had several equipment failures. Our plow truck was down for several days, and an inexpensive repair was made. One of the walker blower units is still in the repair shop. The CSD provided some help during the worst part of the storm, and we also hired a contractor to help move the snow from the road ways.

Ed reported he has been working on repainting his unit and now realizes that there will be a significant difference with the unit connected to his due to the fading of the old paint.

BJ reported the storm drains on Ponderosa were jetted. Some culvert pipes were found to be crushed or blocked. The drains that were jetted are working very well, and they will need to open the blocked ones.

Laurie reported a tree from the golf course broke through a pergola. Golf was contacted and will make the repair.

ii. Roofing update - Pending

iii. Parking Policy Update

see 5.b. above.

b. Financial – Joleen Cline

i. Reports for the period ending 12/31/2021

Joleen provided reports for the period ending 12/31/2021 via email prior to the meeting.

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

ii. Delinquency report

Joleen reported on delinquent reports. Additional details will be discussed during closed session.

iii. Reserve Study Update

BJ reported he would investigate options for new walkways. Laurie reported she is concerned about safety with lifted walkways. Cheri asked BJ to create a spreadsheet regarding the most critical walkways.

7. Old Business

a. Update on Well Drilling Plan - pending

b. A/C installation policy distribution plan

Laurie reported we have a policy. She will send a copy to Joleen to post on the web site. Laurie reported there was a request months ago, and the owner agreed that it could be installed on the left side of their chimney chase. No other owner would see it.

Ed reported there was one recently installed on Aspen Circle. It is 26, 27, 28, or 29 and it is right in front of their unit. Laurie reported almost every unit is unique in how it is configured. We don't want the split system units on the decks. We also consider neighbor's ability to enjoy their units.

Joleen asked Keri to share a policy from another association with regard to Split system enclosures.

c. Update on Community Directory

Joleen reported they are working to get complete listing information from the owners. She plans to send the directory to the printer by the end of the month and ship it to owners in February.

d. Vote regarding adoption of the Updated Association Rules and Enforcement Policy

Cheri reported she received comments from one owner regarding the rules and enforcement policy. No other members had commented.

After review, upon motion duly made, seconded and unanimously carried, the board approved the updated Rules of Enjoyment which will be effective 02-13-2022.

e. High Speed Internet Update

Laurie reported they made cuts in the road way to bring the service to the island on Ponderosa. Laurie called and is waiting for additional information. We are hopeful that all they have left to do is the testing.

Laurie reported they have not made the cuts to install the internet lines on Aspen Circle yet.

8. Closing Public Comment (3 minutes per speaker)

Don Unruh thanked staff for clearing the snow. They arrived after new year's and were able to get in and out of their home.

Don reported he received the letter about screening the Mitsubishi and they did get it screened last spring. He also reported that he is pleased with the 2022 budget.

Mindy thanked the Board for being able to participate in the meeting. She thanked the Board for their time and efforts.

9. Adjourn

After review, upon motion duly made, seconded and unanimously carried, the Board moved to adjourn the meeting at 3:32 p.m.