

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

Thursday, March 17, 2022 (approved 07/27/2022)

1. Call Board Meeting to Order

A regular meeting of the Board of Directors was held on Thursday, March 17, 2022, at the Mohawk Valley Resource Center. Cheri Johnson, Ed Sermone, Laurie Humphries, and Jim Flageollet were present. Eve Nighswonger was absent. BJ Morris and Joe Whatford were also present. Cheri Johnson called the meeting to order at 3:12 p.m. Joleen Cline served as the recording secretary.

2. Approve Minutes from the January 13, 2022, Board Meeting

After review, upon motion duly made, seconded and carried, the Board approved the minutes from the January 13, 2022, Board Meeting as submitted.

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

Discussion only – no action taken during executive meeting

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

High Speed internet is not yet available on Aspen, however, we expect it to be available in the Spring.

Ed asked if the coax cable and boxes could be removed now that high speed internet is available.

5. New Business

a. Parking Update (Marked spaces and Updated Policy)

Ed reported he and staff walked the complex again today. Ed suggested we will need to write specific letters for each unit designating parking. Joleen reported both Tom Joyce's office and Remax have been given a stack of parking permits.

Ed reported he can create a map designating parking by next week.

Joleen requested the Board approve the purchase of a computer and printer for the maintenance office. She reported the fax machine/printer has not been working well and very little business is transacted via fax.

After review, upon motion duly made, seconded and unanimously carried, the Board authorized the purchase of a laptop computer and printer for the maintenance staff at a cost not to exceed \$600.00.

b. Summary regarding reports of Ice Dams

Cheri reported the association is not responsible for clearing snow off the roofs. Joleen reported the local hardware stores are reporting many people who experienced ice dams this year and that the wet snow we received at Christmas along with unusual temperatures was the contributor to the issue.

Ed suggested that we disclose the potential for an ice dam to all new owners with the suggestion to clear snow from roofs. Laurie suggested the information could also be included on the website.

c. Review and Approve bid and schedule for 2022 Painting Program

After review, upon motion duly made, seconded and unanimously carried, the Board approved the bid submitted by MTS Painting (attached) at a cost not to exceed \$45,399.00 to repaint units 19, 20, 23, 24, 59, 60, 61, 62, 73, 74, 75, 76, 77, 78, 79, and 80.

d. Preliminary discussion regarding Plan for Annual Meeting 2022

Joleen reported the Annual Meeting is scheduled for October 1 at the Grizzly Grill. She will work with Cheri to send the required announcements including the Call for Candidates notice.

6. Reports

a. Building and Landscape – Joe and Joleen

i. General Maintenance and Landscape Reports

Joe reported they have been busy with clean up after the winter weather. BJ has completed 6 deck railings. The cost to complete one railing is approximately \$1,500.00.

Joe reported we still have 9 decks and 11 balconies to replace. He feels there are two decks and balconies that are high priority.

ii. Roofing update - Pending

iii. Spring Planning and Project Budget

Joleen reported we have a total reserve expenditure budget this year of \$110,000.00. Today we approved \$45,399.00 plus the cost of paint.

Ed reported he would like to see the costs to have the roads re-surfaced, and the decks replaced.

Joe reported there are 19 balconies that need to be stained on the underside. Joe reported they plan to paint the mailboxes and the electrical service boxes. He reported the storm drains were jetted in November. There were 3 blocked drain culverts discovered in the process. Joe reported he plans to dig those up and make repairs. Joe reported he cleaned the storm drains last week. They will be firing up the irrigation system soon, and will make repairs as needed. Joe reported he applied pre-emergent to the lawns. They will be de-thatching and

then will fertilize potentially in April. They are also bringing in soil to fill low spots in the lawn.

Joe reported there are 10 units that need to have cement walkways repaired and 5 sets of steps that have large gaps. There are 8 driveways where the cement and blacktop is chipping away.

The Community Services District has promoted Jamar Tate to General Manager. Joe reported he is great to work with. They expect we may be entering another season of water rationing.

b. Financial – Joleen Cline

i. Reports for the period ending 02/28/2022

Joleen sent financial reports for the period ending 02/28/2022 to the Board via email prior to the Board meeting. She reported the balance in the Operating account on 02/28/2022 was \$88,568.64 and the association had \$118,034.77 in reserves.

Joleen reported several owners have paid assessments in advance.

ii. Delinquency report

Joleen reported we continue to have two members who have not responded to certified mailing of their invoices.

iii. Reserve Study Update

Joleen reported she has requested a bid to update the reserve study for 2023 which will include a site visit.

7. Old Business

a. Update on Well Drilling Plan - pending

no report

b. A/C installation policy distribution plan

Laurie stated that she would provide an updated copy of the policy she has been working on.

c. Update on Community Directory

Joleen reported her office has reached out to owner who did not respond to the request for contact information. They are also requesting confirmation of contact information from all new owners.

d. High Speed Internet Update

Joe reported he has been in contact with Plumas Sierra and owners have also mentioned receiving information about the new service that is available.

8. Closing Public Comment (3 minutes per speaker)
none

9. Adjourn
After review, upon motion duly made, seconded and unanimously carried, the Board moved to adjourn the meeting at 5:12 p.m.