

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

**Oct 03, 2022 (approved 11-14-2022)**

**1. Call Board Meeting to Order**

A regular meeting of the Board of Directors was held on Monday, October 03, 2022, at the Mohawk Valley Resource Center. Cheri Johnson, Ed Sermone, Laurie Humphries, Eve Nighswonger and Jim Flageollet were present. Employees, BJ Morris and Joe Whatford were also present. Cheri Johnson called the meeting to order at 3:00 p.m. Joleen Cline served as the recording secretary.

**2. Approve Minutes from the July 27, 2022, Board Meeting**

*After review, upon motion duly made, seconded and carried, the Board approved the minutes from the July 27, 2022, Board Meeting as submitted.*

**2. Summary of Executive Board meeting July 27, 2022.**

No action taken during closed session.

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

Ms. Garner asked when the lien placed against her property will be released. Joleen reported the attorney replied that he would work on the lien release on August 03, 2022. Ms. Garner reported her driveway is sinking and she believes it is due to an irrigation leak. She reported she sent a certified letter regarding the parking situation. Ed reported Mimi has 2 spots in front of her garage door and instead parks in a way that makes it difficult for her neighbors to get in and out of their garage. Ms. Garner also reported #4 leaves flood lights on 24/7 for weeks. She suggested the Board is giving exclusive right to one owner to use guest parking over others.

**5. Reports**

**a. Building and Landscape**

**i. General Maintenance and Landscape Reports**

Joe Whatford sent a report via email prior to the Board meeting:

Joe and BJ have been working on clean-up prior to the Annual Meeting. They have been edging around the sidewalks. They have also been weed eating, picking up pine needles from the rooftops, lawns and streets.

Ed reported staff needs to set the mower so that it cuts shorter.

Joe and BJ replaced the deck and railing at #35 Aspen Circle. Next they plan to replace the deck and railing at #36 Aspen Circle. Joe has requested bids from a contractor to replace the balcony at #35 Aspen Circle.

Jet Plumbing was out last week and hydro-jetted all the storm drains. The irrigation conversion project for #105 through #110 Ponderosa has been postponed until winter shutdown in late October. The new on-line work order request system is working well. There are 7 deck replacements and 11 balcony replacements still pending.

**ii. Irrigation plan for Meadow Way**

Cheri reported she spoke with Jamar Tate regarding the irrigation issue at 105 - 110. Jamar reported his Board is considering making an offer which includes trading water for golf course bathrooms plus some funds each year to keep irrigation for 105-110 as it currently is plumbed.

**b. Financial**

**i. Reports for the period ending 08/31/2022**

Joleen emailed reports for the period ending 08/31/2022 prior to the Board meeting. Joleen pointed out several line items where the Association will end the year over budget.

**ii. Delinquency Report**

Joleen reported she recently mailed two pre-lien notices. The Board will need to vote to take action (record a lien) if the dues payments are not made.

**iii. Insurance Renewal**

Joleen reported the Association insurance policy recently renewed. The annual premium increased by approximately \$32,000 to 94,086.00 per year. The association can request bids from other carriers and make a change mid policy term if a more competitive policy can be obtained.

**6. New Business**

**a. Draft Budget for 2023**

Joleen provided a draft 2023 budget to the Board members via email prior to the meeting. The Board discussed several line items and decided to schedule a board meeting in November to adopt a budget for 2023.

**b. Online Maintenance Request Form and Request Tracker**

Joleen reported the Online Maintenance Request Form is live and working. She will work with staff to create a comprehensive tracking tool which will include communication with the reporting homeowner.

**7. Old Business**

**a. Update on Well Drilling Plan**

Pending – no report

**b. High Speed Internet Update**

Joleen reported she, Joe and BJ met with Plumas Sierra Rural Electric staff, and Ben Folchi to discuss the high-speed internet project for Aspen Circle. During that

discussion, it was disclosed that the electric lines on Aspen were directly buried, and not installed in conduit. PSREC plans to install new electrical conduit at the same time as installing the high-speed internet lines. Approximately a week after that discussion, Joleen was told the project would not move forward because PS Telecom had not budgeted to repair the blacktop after installing the new conduit. She reported that the project could continue if the association were to volunteer to pay for the blacktop replacement.

**8. Closing Public Comment (3 minutes/speaker)**

Ms. Garner reported a Bronco has been parked in a guest spot for many days, and she received a violation notice for parking next to her home. She reported there are several mistakes in the directory which was recently distributed. She would like the Board to take care of the light fixture at #4 which does not meet the dark sky criteria.

**9. Adjourn to Executive Session**

*After review, upon motion duly made, seconded and unanimously carried, the Board moved to executive session at 11:06 a.m.*