

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

March 31, 2021 (approved 07/15/2021)

**1. Call Board Meeting to Order**

A regular meeting of the Board of Directors was held via ZOOM on Wednesday, March 31, 2021. Cheri Johnson, Mike Paradis, and Laurie Humphries were present. Kathleen Zinda and Ed Sermone were absent. The meeting was called to order at 10:00 a.m. Joleen Cline served as the recording secretary.

**2. Approve Minutes from the November 11, 2020, Board Meeting**

*After review, upon motion duly made, seconded, and unanimously carried, the Board approved the minutes from November 11, 2020, as submitted.*

**3. Public Comment**

Joleen read an email from Mr. Zimlich requesting that the Board consider having the weed chemical applied to the pond. Joe explained that Golf has the license to apply the chemical and it can only be applied when the water levels are low.

Mr. Zimlick also thanked the Board for the new deck.

**4. New Business**

**a. Recognition of Tom Williams' retirement**

Cheri reported we are saying thank you and good bye to Tom Williams today after 14 years of service. We have never had a negative word about Tom in all the years he has served. He has been quick to make repairs and complete tasks thoroughly and quickly.

**b. Introduction of new employee and staffing plan**

Cheri introduced Joseph Whatford who has been on staff for 2.5 weeks. He last worked for Nakoma Resort, and we are happy to have him join the team.

**c. Discussion and plan for Annual Meeting**

We are now in the orange tier with regard to COVID precautions and it looks like we will be able to have an in person meeting later this year. The board suggested we schedule the meeting for the fall at the Grizzly Grill once again. We have had increased attendance since combining the event with a social event. The Board decided to reserve October 2 for the 2021 Annual Meeting. Cheri reported we will have an election this year. Terms are expiring for Mike and Kathleen.

**d. Review and approve Garbage Policy for distribution to membership**

Cheri reported she wrote a board action request suggesting a new policy for garbage. Currently 14.00 a month from each member's dues supports garbage disposal. Cheri suggested the Board create a policy with a standardize can each household would need to purchase. Costs for the suggested can is approximately \$105 each. Association members who did not want to purchase the specific can would need to arrange for their own garage collection.

Letter would be drafted to the members that we are changing the garbage policy. Everyone would have the same kind of can. If they don't want to participate, then they take care of their own garbage.

Cheri read sections of the policy and the Board members provided comments.

Mike reported the issue with dog waste is getting worse and worse. Folks are allowing their dogs to run loose and there is waste throughout the community.

Cheri suggested we investigate costs for pet waste stations that could be installed near the mail boxes.

## **5. Reports**

### **A. Maintenance Report**

#### **1) Maintenance and Landscape Update**

Tom reported there are eight decks left that have not been replaced. Some still have the old railing systems. Tom believes that 6 of the decks are single story units and 2 are two story.

BJ reported they have done a lot of clean up. They found a broken water main when they charged the irrigation system. They will begin thatching next week and then will apply fertilizer.

Tom reported the root system that broke the water main had to be cut out and the tree may die. The tree is also raising up the asphalt. The budget for tree removal this year is \$2,000.

The tow spruce trees in front of unit 40 were removed. Tom asked about purchasing a stump grinder. Estimated cost is \$3,000. The Board suggested we hire the grinding work to be done.

#### **2) Update on Roofing (Contractor update and Roof Vent correction)**

a) Joleen reported Josh Leal has agreed to make the corrections noted in our report but has not shown good faith.

#### **b) Roof Vent correction**

Cheri reported there was evidence in her home of a roof leak which the home inspector occurred when wind blew rain into the ridge vent. Cheri suggested we ask the roofing company to inspect and address the issue.

#### **3) Painting plan for 2021**

*After review, upon motion duly made, seconded and unanimously carried, the Board approved the expenditure to paint 8 buildings this year at a cost not to exceed \$62,000.00 based on the bid provided by MTS Painting.*

### **B. Financial Reports for 12/31/2020 & 02/28/2021**

Joleen provided financial reports for the periods ending 12/31/2020 and 02/28/2021 via email prior to the meeting.

Joleen suggested the Association cancel the maintenance building land line and fax lines and instead provide cell phones for the two employees.

*After review, upon motion duly made, seconded and unanimously carried, the Board approved the purchase and contract for 2 cell phones for Joe and BJ, and the cancellation of the land line and fax lines at the maintenance building.*

**b. Delinquent Account Report**

Joleen reported there is no action to be taken today.

**c. Reserve Study Update**

Joleen reported she will ask that a slurry seal of the roads and the planned painting for 2021 be added to study.

Mitsubishi units that were installed without approval. When those units are installed on the decks, it keeps our staff from being able to replace and seal decks.

**6. Old Business**

- a. Update on well drilling for irrigation water independence and special assessment  
Joleen reported we are moving forward with well drilling for water independence. The well drilling contractor will assist with filing for the permit and work may be scheduled in the fall.

Cheri asked that staff ask golf for a bid to treat the pond with chemicals.

**7. Adjourn**

*After review, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 11:37 a.m.*