

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

**Wednesday, April 24, 2019 (approved 06-14-19)**

**1. Call Board Meeting to Order**

A regular meeting of the Board of Directors was held at the Mohawk Community Resource Center on Wednesday, April 24, 2019. Kathleen Zinda, Laurie Humphries and Cheri Johnson were present. Laryl Smith and Mike Paradis were absent. Joleen Cline served as the recording secretary.

**2. Approve Minutes from the December 17, 2018 Board Meeting and Executive Board Meeting March 06, 2019**

*After review, upon motion duly made, seconded and unanimously carried, the Board approved the Minutes of the December 17, 2018 Board meeting as presented.*

*After review, upon motion duly made, seconded and unanimously carried, the Board approved the Minutes of the March 06, 2019 Board meeting as presented.*

**3. Public Comment**

The new owners of Unit 11, Gary Champlin & Eve Nighswonger, reported they feel everything is going well within the development.

**4. Reports**

**a. Maintenance Report**

**1) Drainage improvement project**

Tom Williams reported the drainage improvement project was finished this week and the new drain channel worked well through the winter and spring.

**2) Review of Winter season projects and weather events**

Tom Williams reported they were very busy with snow removal for the first 4 months of this year. They also worked on balconies and decks when they could.

BJ Morris distributed copies of the equipment inventory. Sierra Saw is going to complete maintenance on the two older walker mowers. He also provided a bid to purchase a new mower and a two stage snowblower at a cost of \$19,151.79

He further reported the 2003 Ford truck may need to be replaced in another year. The Mule is due for full service which can be done in Quincy. Tom will request an estimate of the cost for service.

**3) Re-roofing plan for 2019**

Tom reported there is significant amount of shingle molding and fascia board that need to be replaced before the roofing project begins.

**4) Review inspection reports and maintenance plan for Summer 2019**

Cheri reported there are many units that have chimney chases that need attention this year. The roofing contractor is expecting to begin on June 2.

Keri reported the foreman knows he will need to document anything unexpected and will notify Tom Williams before moving forward with necessary repairs/sheeting replacement.

Cheri mentioned we will be sure to notify members they are responsible to have internet and TV dishes reinstalled once new roofs are installed. Dishes must not be installed on the new roofs.

Tom reported the main balcony beam at unit 21 broke under the snow load. He will replace it.

Joleen reported she met with John Rowden, Tom and BJ yesterday to discuss potential options for moving irrigation off the CSD potable water system. Water rates are going to raise significantly in July in order to manage the debt service taken on by the CSD. John had several conceptual ideas and will continue to research and fine tune possible alternatives. Joleen discussed the option of the association drilling an irrigation specific well. She will provide cost estimates at the next Board meeting.

**b. Financial Reports for 12/31/18 and 03/31/19**

**1) Financial Reports for 12/31/18 and 03/31/19**

Tom reported the pavement is failing in several areas. The snowplow caught the cracked pavement in several places and exacerbated the problem. Tom suggested we request bids for repair and replacement where needed before the next winter season.

Joleen provided financial reports for the periods ending 12/31/18 and 03/31/19 via email prior to the Board meeting.

Joleen reported the Association has approximately \$75,000 in the Operating Fund and \$800,000.00 in reserves. The current roofing contract will expend approximately 75% of the reserve balance.

Cheri suggested the Board postpone hiring a painting contractor until next year. Our own staff can touch up paint where needed over the summer. Staff will concentrate efforts on replacing fascia boards and drip edge in front of the painting contractor, repairing and replacing siding on chimney chases, repairing deck hazards, black top repair and keeping the irrigation system maintained.

*After review, upon motion duly made, seconded and unanimously carried, the Board approved the financial reports for the period ending 12/31/18 and 03/31/19 as submitted.*

**2) Delinquent Account Report**

*After review, upon motion duly made, seconded and unanimously carried, the Board moved to investigate next steps with the association attorney with regard to one seriously delinquent account.*

**5. New Business**

**a. Escrow closings and inspection report response plan**

Cheri reported we have had several escrows that have closed recently. Realtors often demand repairs are made immediately. Staff cannot be expected to drop everything they are working on

to satisfy an escrow. Joleen can provide a letter that defines items the association is responsible for with a tentative plan for remediation.

**6. Old Business**

**a. Garbage and Recycling Program Report and Action**

Cheri reported it seems over the last 9 months, the garbage collection program ran smoother. There are issues that continue with specific units.

**b. Rules of Enjoyment enforcement plan for 2019**

Cheri reported we continue to have issues with owners having dogs off leash. Cheri asked that staff and Board members be vigilant about reporting issues, so that Joleen can send letters and the Board can take action based on the rules of enjoyment.

**7. Adjourn**

*After review, upon motion duly made, seconded and unanimously carried, the board meeting was adjourned at 2:48 p.m.*