

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

**Friday, June 14, 2019 (approved 08-19-19)**

**1. Call Board Meeting to Order**

A regular meeting of the Board of Directors was held at the home of Cheri Johnson at 95 W. Ponderosa in Blairsdon, CA on Friday, June 14, 2019. Laurie Humphries, Laryl Smith, Mike Paradis, Kathleen Zinda and Cheri Johnson were present. Joleen Cline served as the recording secretary.

**2. Approve Minutes from the April 24, 2019 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 April 24, 2019 and March 06, 2019 Board meetings as presented.*

**3. Public Comment**

Laurie reported she has had two buyers interested in converting units from electric to propane heat and wanted an opinion from the Board on installations. After discussion, Laurie volunteered to work on a policy for the board to review.

The Prola's introduced themselves as the new owners of #69. They asked about the possibility of installing solar electric at their home. They will investigate the options and share the information with the Board in the future.

Joleen shared two anonymous letters that have been received complaining about excess vehicles parked habitually in visitor parking spots.

**4. Reports**

**a. Maintenance Report**

**1) Maintenance update: Decks siding and fascia replacement**

Tom Williams reported he is working on fascia board and drip edge to prepare for the roofing project. He has chimney chases prioritized and will be working on the deck and balcony at 21.

Tom reported there is a lot more shingle molding that needs to be repaired than he originally expected.

**2) Review Re-roofing plan for 2019**

Joleen distributed copies of the draft roofing schedule for June and July. The Roofers will be on site beginning Monday, June 17.

**b. Financial Reports for 05/31/19**

**1) Financial Reports for 05/31/19**

Joleen provided financial reports for the periods ending 5/31/19 via email prior to the Board meeting.

Joleen reported the Association has approximately \$52,000 in the Operating account and approximately \$823,000 in Reserves which includes the proceeds from the loan.

The Board reviewed specific line items and discussed the new rates being charged by the Plumas Eureka Community Services District for Water and Sewer services.

*After review, upon motion duly made, seconded and unanimously carried, the Board approved the financial statements for the period ending 05/31/19 as submitted.*

**2) Delinquent Account Report**

The Board held a discussion regarding delinquent accounts.

Laryl asked about the dark sky lighting. He suggested folks who have not complied with the dark sky policy be notified.

**3) Vote to file liens for delinquent accounts**

Joleen described the history regarding 3 delinquent accounts. The Board discussed the pre-lien notice that was mailed on May 6, 2019 and the payment received on 05/28.

No action needed regarding liens at today's meeting.

**4) Superior court action and foreclosure for delinquent accounts.**

Joleen read the email from John Hansen and gave an explanation of the two choices the association has with regard to a specific seriously delinquent account.

*After review, upon motion duly made, seconded and unanimously carried, the Board directed Joleen to begin non-judicial foreclosure and authorized expenditure up to \$6,000 for legal expenses to be incurred.*

**5. New Business**

**a. Re-assessment of flood zone**

Laurie reported she had spoken with an engineer regarding having the flood zone re-calculated. Laurie will check with Perry (flood insurance agent) and with Rick Russo (fire and liability policy).

Joleen reported Erik Miller from Shaw Engineering inspected and reported the drainage area was constructed according to plan.

**b. Plan for irrigation well project**

Tom reported there was an assessment completed several years ago and a location on Ponderosa was identified in the island.

Tom reported the roads have significantly deteriorated over the winter. The roads should be repaired before the next winter to prevent further damage by the snow removal equipment.

Joleen reported she would request a bid for road repairs for consideration at the August Board meeting.

Joleen shared the information provided by Jillian Cole regarding new water rates. The two 2" water connection and one 3/4" water connection will now be billed \$6,395.35 and used to be billed at \$3,673.37.

Joleen reported preliminary estimate to drill the well would be about \$25,000.00. Joleen reported she would request a formal bid to present to the Board at the next board meeting.

**c. Candidate Nominating Plan**

Joleen will work with Cheri to draft a letter to invite members to volunteer to serve on the Board.

**d. Annual Meeting Planning**

The Board asked Joleen to schedule the annual meeting and social hour at Longboards on October 5<sup>th</sup>. The Annual meeting will start at 2:00 with 3:30 appetizers and open bar.

**6. Old Business**

**a. none**

**7. Adjourn**

*After review, upon motion duly made, seconded and unanimously carried, the board meeting was adjourned at 12:57 p.m.*