

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

July 15, 2021 (Approved 10/28/2021)

**1. Call Board Meeting to Order**

A regular meeting of the Board of Directors was held on Thursday, July 15, 2021. Cheri Johnson, Mike Paradis, Ed Sermone and Laurie Humphries were present. Kathleen Zinda was absent. The meeting was called to order at 12:04 p.m. Joleen Cline served as the recording secretary.

**2. Approve Minutes from the March 31, 2021, Board Meeting**

*After review, upon motion duly made, seconded, and unanimously carried, the Board approved the minutes from March 31, 2021, as submitted.*

**3. Public Comment**

A member reported they have noticed their water is turning yellow/brown. They spoke to the CSD and they report it is a result of higher mineral levels.

**4. New Business**

**a. Review of proposed new garbage can policy**

Joleen reported we are significantly over budget with garbage costs. We are needing to have the dumpster emptied more often than we had budgeted for. Joe reported several times this season, he called to have the dumpster emptied and 3 days later it is half full without our Association accessing it. Cheri reported that because the dumpster is located on Longboard's property, the property owners have a key and use the dumpster. We also have members who put out more than two bags regularly, and members who dump electronics or other hazard items that the association is charged extra for. Joseph reported some of the bags are really heavy and it puts the staff at risk of injury to lift them into the truck and lift them again into the huge dumpster.

The Board discussed the possibility of discontinuing the garbage disposal program. Joleen reported this change could be made through a policy change which could potentially be put it into effect in 60 – 90 days.

Ed reported we would need to include a policy change in the rules of enforcement for folks who don't comply.

*After review, upon motion duly made, seconded and unanimously carried, the Board decided to discontinue the garbage disposal services upon instruction from the association attorney.* Joleen will confirm that Association Members are eligible to apply for curbside service with Intermountain Disposal at their own expense if they choose to do that.

Mike reported the Golf Course is going to send a letter to an owner who lit off explosives over the 4<sup>th</sup> of July weekend.

**b. Plan for upcoming Annual meeting, election and notices**

Cheri reported the annual meeting is set for October 2, 2021, at the Grizzly Grill. Kathleen Zinda is not planning to run for another term. Cheri reported she will reach out to Eve Nighswonger in unit 11 since she has expressed interest in the past.

**c. Review of A/C installation guidelines**

Laurie reported several members have been making requests to install window air conditioning units due to the extreme heat.

**d. A/C and Heater Installation Compliance issues and response**

Laurie reported she gave approval to Susan Anderson to install a split system and has agreed to install it under a window on the other side of her chimney chase.

Ed reported there is a mobile air conditioning unit that can be used without anything sticking outside of the unit. Ed will provide the information of the unit.

Joleen reported she will work on adding the ARC request form to website for both hard copy mailing and ability to submit a request online.

Laurie reported each unit will be considered individually based on the layout of the unit and view corridors effected.

**e. Updated Member Directory**

The Board discussed updating and printing a new Owner's Directory this year. Joleen can send a directory update form with the annual meeting packet at the end of the year. She also suggested the rules of enjoyment to be included in the member directory.

**f. Newsletter**

Cheri reported she would like to send one last newsletter this year and will suggest that members consider serving on a committee.

Ed suggested 3 committees: Architectural Review Committee, Rental Committee, and a beautification committee. Cheri suggested we also establish a Covenants Committee.

**g. Association Rules, Enforcement and Rental Issues**

Joleen reported we continue to have issues with parking, trash and owners as well as renters breaking the rules.

The Board discussed the recent issue with parking and owners storing excess cars on association property. They directed Joleen to request a recommendation from the association attorney.

**5. Reports**

**a. Building and Landscape**

**i. Maintenance and Landscape Reports**

Joe reported he would like direction regarding the keys that are kept at the office. The Board suggested he purchase a locking key storage box.

Joe distributed copies of his to do list and requested assistance with priorities.

49 units with deck balcony railings needing to be replaced

9 units have old decks that should be replaced  
19 units need their balconies to be painted  
4 units need deck fascia painted  
4 decks and 4 balconies need to be stained  
9 tree stumps to be ground down  
8 Large areas of junipers to be removed  
18 Trees to be pruned  
30 shrubs to be pruned  
Improvements need to be made to the lawn and drip systems  
Turf areas should be re-seeded and top-dressed  
Herbicide should be applied to planter beds, walkways and driveways

Joe reported a Stage 2 Water Alert went into effect June 21,2021. Because of limiting the water, the sodded areas are drying out.

The Balcony at unit 46 is unsafe. The homeowner was told not to allow anyone on the upper deck. Joseph suggests a contractor replace the balcony.

Joe suggested the Board consider bringing on a seasonal employee to help with landscape tasks to free up time for staff to complete more building projects.

Mike reported Joe and BJ have worked hard and the property shows it.

**ii. Review of 2021 Painting Project**

Joe reported he was very happy with the painting contractor. The painting project was completed early this year before the rental season started.

**iii. Discussion: 2022 Siding Replacement and Painting Project**

Cheri reported there are 8 buildings that were last painted in 2010 and 2011 and should be on the schedule for next year.

Joe reported the current policy is that the association seals a brand-new deck one time, and then the owner is responsible after that.

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

**i. Reports for the period ending 06/30/2021**

Prior to the meeting Joleen provided financial reports for the period 06/30/2021.

Joleen reviewed several items included on the reports and answered questions.

**ii. Delinquency report**

Joleen reported we have one owner still not paying dues and a lien is in place. She stated there is no new action to be taken today.

**iii. Reserve Study Update**

Joleen reported we are planning to complete a full reserve study this year. She will provide that study to the Board for comment before it is finalized.

**iv. Bid for Road Maintenance**

Joleen reported we have received one bid to date, and she has requested a second bid.

**v. Approve Expense for Mulching Attachment for Mower**

*After review, upon motion duly made, seconded and unanimously carried, the board approved the expense to purchase a mulching deck at a cost not to exceed \$2,400.00.*

**6. Old Business**

**a. Status of Roof Repairs by Leal**

Cheri reported units 95 and 97 had a roof leak several months ago. Carl Woodruff came out and looked at it. She suggested we hire a licensed roofer to inspect Cheri's unit and the roofs of the units Josh Leal completed.

**b. Update on Well Drilling Plan and CSD Update - pending**

Joleen reported this item will most likely be carried over to next year due to the emergency situation in the county from the fires.

**7. Adjourn**

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