

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

August 17, 2020 (approved 10-15-2020)

1. Call Board Meeting to Order

A regular meeting of the Board of Directors was held via ZOOM on Monday, August 17, 2020. Cheri Johnson, Laurie Humphries, Mike Paradis, and Kathleen Zinda were present. The meeting was called to order at 11:02 a.m. Joleen Cline served as the recording secretary.

2. Approve Minutes from the February 20, 2019 Board Meeting

After review, upon motion duly made, seconded, and unanimously carried, the Board approved the minutes from February 20, 2019 as submitted.

3. Public Comment

none

4. New Business

a. Appoint member to fill open Board position

After review, upon motion duly made, seconded, and unanimously carried, the Board appointed Ed Sermone to fill the remainder of the 2-year term vacated by Laryl Smith.

b. Annual Meeting Planning/Candidates for Board of Directors

Cheri reported the annual meeting will be held on October 24th. Joleen will mail out a call for candidates (save the date letter).

c. Parking and other violations of the Rules of Enjoyment

Joleen reported we have received multiple complaints regarding parking issues. The Board discussed placing signage in front of visitor parking areas stating that visitor parking is for temporary use by visitors only.

Board Members discussed options for parking violations. A lot of the abuse seems to happen on the weekend when we do not have staff on site. One owner mentioned that recently a renter arrived with 3 vehicles with 3 off road vehicles on them and took up quite a bit of the open spaces.

Cheri reported she would write a letter to two consistent parking offenders asking them to be aware of the parking policies and to please comply.

d. Discussion regarding adoption of a rental policy

Cheri reported we often have issues with tenants and owners are often not aware that there has been a problem. She suggested the Board consider creating a policy whereby tenants sign off that they have read the governing documents. A \$400 deposit could be collected in advance of a tenant's lease.

We recently had complaints about a renter deep frying a turkey on the fairway. If renters break rules, the fines for the offence could be held out of the deposit. We have had renters in vehicles with treaded tires driving on the fairways and leaving toys and game equipment out on the

course. We have also had families fishing and swimming in the ponds while people are playing golf. Mike reported the sheriff has been called twice this year, and it seems there is a different caliber of person staying at PEV #6 this year. There have been significant issues with pet waste, noise at night, and disregard for private property. If people sign an agreement and put up a deposit that they stand to lose, they may be more interested in following the rules.

The Board discussed having a conversation with the property managers and also posting rules on the back of the front door. Mr. Sermone reported our association needs to decide what we want to be and what type of vacationers we want to attract. We can put things in place to change the type of people who want to vacation here and how well they follow the rules while they are here.

The Board directed Joleen to ask John Hansen about establishing a renter's policy and to provide other examples regarding rules enforcement with short term tenants.

e. Other

none

5. Reports

a. Maintenance Report

1) Maintenance, Landscape, and Painting update

Tom reported he is continuing to replace decks. BJ installed a drain at 26 to keep the sidewalk from flooding.

2) Report on Roofing Inspections

Joleen reported Leal Construction made corrections and provided a letter outlining the work that was completed. ARK has inspected all 10 of the roofs and provide a report with photos. Unfortunately, many issues were observed.

Cheri volunteered to share the report with another licensed roofing contractors for a 2nd opinion. The board directed Joleen to share the report with Josh Leal. This item will be addressed again during the next regular Board meeting.

b. Financial Review

1) Financial Reports for 07/31/2020

Prior to the meeting, Joleen provided financial reports for the period ending 07/31/2020 via email.

After review, upon motion duly made, seconded, and unanimously carried, the Board approved the financial reports for the period ending 07/31/2020 as submitted.

2) Delinquent Account Report

Joleen reported we have 3 significantly delinquent accounts and we are following legal protocol for collections.

3) Reserve Study Update

Joleen will be working with Browning Reserve Group update the reserve study to include completion of the re-roofing project.

6. Old Business

a. Re-assessment of flood zone – Pending

Joleen is working on this action item. Joleen will contact Katherine to find out if they are able to conduct the inspections now given the updated COVID recommendations.

b. Well drilling for irrigation water independence – Potential Special Assessment

Laurie reported every homeowner has received a certified letter asking members to vote about whether or not the CSD should treat the water for high levels of manganese and iron. Treating for these could cause the water rates to go up again.

Cheri reported it seems the consensus from the membership at last year's annual meeting was to move forward with the well drilling program. Joleen reported the irrigation lines would need to be blown out so that the water witching could take place. We anticipate costs via special assessment would be approximately \$200 per member.

After review, upon motion duly made, seconded, and unanimously carried, the Board moved to begin the well drilling program.

c. Other

Fran Rice from 45 Aspen Circle reported the first unit on Aspen has all kinds of personal property outside their residence on a continual basis. Fran also thanked the Board and the staff for doing a great job.

7. Adjourn

After review, upon motion duly made, seconded, and unanimously carried, the board meeting was adjourned at 12:20 p.m.