

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

Monday, August 19, 2019 (approved 10-04-19)

1. Call Board Meeting to Order

A regular meeting of the Board of Directors was held at the Mohawk Community Center at 8989 Hwy 89, Blairsden, CA on Monday, August 19, 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 June 14, 2019 Board Meeting

After review, upon motion duly made, seconded and unanimously carried, the Board approved the Minutes of the June 14, 2019 Board Meetings as presented.

3. Public Comment

none

4. Reports

a. Maintenance Report

1) Maintenance update: Decks siding and facia replacement

Tom Williams reported he has been busy replacing shingle molding, scraping old paint and putting new paint on facia boards. Tom reported he is also replacing siding on chimney chases, specifically ones that will not hold new paint. BJ has been busy with landscape and irrigation repairs. Tom reported there are 24 lower upper and 28 lower decks still to be replaced.

The Board discussed the dark sky policy and a plan to bring units into compliance.

2) Update on Roofing Replacement

Joleen gave an update on the schedule and progress so far.

b. Financial Reports for 05/31/19

1) Financial Reports for 05/31/19

Joleen provided financial reports for the periods ending 7/31/19 via email prior to the Board meeting.

Joleen reported the Association has approximately \$78,000 in the Operating account and approximately \$821,000 in Reserves which includes the proceeds from the loan.

Joleen reported the association tax returns have been completed and copies of the review prepared by the CPA were distributed to the Board members.

The Board discussed scenarios with drilling wells, adding staff due to training needs and a plan to be able to recruit and keep good employees.

2) Delinquent Account Report

The Board held a discussion regarding delinquent accounts.

- 3) **Contract/Agreement to move forward with Collection Action with Severiad & Glahn**
After review, upon motion duly made, seconded and unanimously carried, the Board moved to contract with Severaid & Glahn for legal services through Severiad & Glahn.

5. **New Business**

- a. **Contract/Agreement to move forward with drilling of irrigation well (Dicken's Drilling)**
Joleen described the estimate from Dicken's Drilling. This item will be on hold until a future Board meeting.

- b. **Approve Bid for Road Repairs (Hauso Engineering)**
Joleen described the proposal from Hauso Engineering.

After review, upon motion duly made, seconded and unanimously carried, the Board approved the bid from Mike Hauso at a cost not to exceed \$8,900.00 for paving repairs.

- c. **Annual Meeting Planning/Candidates for Board of Directors**
Chery reported the terms for Laryl, Kathleen and Mike's expire this year. Call for Candidates letters went out in the mail last week and are due back by August 30th.

Cheri reported she will distribute an outline to the Board of topics to be discussed during the annual meeting.

6. **Old Business**

- a. **Re-assessment of flood zone – Laurie Humphries**
Laurie Humphries reported she contacted an engineer last year. The cost for a re-assessment could run up to \$1200 per home. She contacted Land Surveying our of Oklahoma that quoted \$775 per address to complete the elevations. Once elevation certificates are complete, you have to go through the LOMA process (Letter of Map Amendment). Then FEMA may or may not approve it.

- b. **Policy regarding heating fuel tanks (propane, kerosene)**
Laurie reported she added #13 to the Alternative Heating/Cooling Systems Policy to apply for Propane Tank installation. The Board added a statement to the policy that no consideration will be given if the home/homeowner is out of compliance with any other association policy.

After review, upon motion duly made, seconded and unanimously carried, the Board approved the amended Heating/Cooling Systems policy as amended and directed Joleen to send the policy to the association members for review.

- c. **Dark Sky Lighting update**
Cheri reported she will take an inventory on W. Ponderosa. Kathleen will take an inventory on Aspen to determine what addresses do not have dark sky lighting.

- d. **Added Item**
Mrs. Prola reported she recently had to purchase flood insurance for contents due to the unit being located in a flood zone. She spoke with FEMA who provided information on how to have a re-assessment completed.

She further asked about ARC review for heating and changing out the front door.

7. Adjourn

After review, upon motion duly made, seconded and unanimously carried, the board meeting was adjourned at 11:03 a.m.