

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

October 26, 2020 (approved 11/11/2020)

1. Call Board Meeting to Order

A regular meeting of the Board of Directors was held via ZOOM on Monday, October 26, 2020. Cheri Johnson, Laurie Humphries, Mike Paradis and Ed Sermone were present. Kathleen Zinda was absent. The meeting was called to order at 1:06 p.m. Joleen Cline served as the recording secretary.

2. Approve Minutes from the August 17, 2020 Board Meeting

After review, upon motion duly made, seconded, and unanimously carried, the Board approved the minutes from August 17, 2020 as submitted.

3. Public Comment

Mrs. Perola suggested other owners may be able to lower the cost of supplemental flood insurance by raising their personal deductible.

4. New Business

a. Parking and other violations of the Rules of Enjoyment / Rental Policy discussion

Cheri shared there have been numerous violations lately, many relating to parking.

Cheri suggested that the garbage rules be updated to require that all garbage be placed in bags and then in cans with lids that securely close by June 1, 2021. Many members are still leaving loose garbage in their cans or are putting their cans out earlier than Monday morning.

b. Board Approval for Lien Recordation

After review, upon motion duly made, seconded, and unanimously carried, the Board adopted Resolution 2020-101 approving a lien recordation for account 005 (attached).

5. Reports

a. Maintenance Report

1) Maintenance, Landscape, and Painting update

Tom Williams reported they are working on pruning and fall clean up. There is one dying tree that needs to come down. There are also three blue spruce trees in front of 40 Aspen Circle that also need to come out. In addition, there are a handful of junipers that are still needing to be removed.

Tom reported there are 14 top decks and 13 lower decks that still need to be replaced. We do not have a plan for railing replacements yet.

There is an issue with a drainage line near 90 and 91. Tom anticipates that it is a crushed drainage line that is backing up. Tom will get bids to have the drain repaired.

2) Report on Roofing Inspections – next steps

ARK roofing has inspected 10 roofs and provided a report with photos. Unfortunately, several issues were discovered. Joleen mailed a certified letter to the original contractor. Leal Construction made corrections and provided a letter outlining the work that was

completed. An additional correction was made to one roof last week. The Board will review this item during closed session later today.

b. Financial Review

1) Financial Reports for 08/31/2020

Joleen provided financial reports to the Board members via email for the period ending 08/31/2020 prior to the meeting.

After review, upon motion duly made, seconded and unanimously carried, the Board approved the financials reports for the period ending 08/31/2020.

Joleen reported Tom Williams has announced that he will be retiring in the Spring (April).

2) Delinquent Account Report

The association is taking legal action on one property that is significantly delinquent.

3) Reserve Study Update – pending

4) Preliminary Budget Discussion

Joleen reported the Board will be discussing a personnel plan during closed session today. The result of that plan will be one of the largest expenses for the 2021 fiscal year. Adoption of the 2021 budget will be on the agenda for the next regular Board meeting

6. Old Business

a. Flood insurance

1) Additional address added

Joleen reported a policy was purchased for one additional home on Aspen Circle. We were not able to have FEMA make a redetermination on several units in time to adjust the renewal of the insurance policy.

2) Flood Elevation certificate update

We paid to have elevation certificate reports calculated for 105/106, 107/108, 109,110. Joleen forwarded those certificates to the Board. Laurie will contact Mike Ginder to ask if he will assist with next steps.

b. Well drilling for irrigation water independence – Special Assessment

The board discussed a plan to move forward with drilling an irrigation well early next year. Joleen will follow up with the County regarding deed restrictions.

c. Additional Public Comment

Mr. Prola reported some members are putting garbage directly into the pick-up truck throughout the week. He suggested the Board consider installing a trash receptacle at the maintenance yard so that members could dispose of trash on days other than Mondays.

7. Adjourn to Closed Session

After review, upon motion duly made, seconded, and unanimously carried, the board meeting was adjourned at 2:08 p.m. and moved into closed session.