

**AGENDA for the MEETING OF THE BOARD OF DIRECTORS
PLUMAS EUREKA VILLAS HOME OWNERS ASSOCIATION**

Monday, December 17, at 10:00 a.m. (Approved 04-24-19)

1. Call Board Meeting to Order

A regular meeting of the Board of Directors was held at the Mohawk Community Resource Center on Monday, December 17, 2018. Kathleen Zinda, Laurie Humphries and Mike Paradis were present. Cheri Johnson and Laryl Smith participated on the phone.

2. Open Hearing regarding extra charges relating to re-roofing project

The Board received a report from Laurie Humphries regarding the history and circumstances regarding her roof. She provided evidence that the staining evident inside the house was due to leaks and not condensation.

After review, upon motion duly made, seconded and unanimously carried, the Board moved to remove the additional charges for Humphries and Ginder.

The Board further discussed in the future all damage found below the shingles during re-roofing will be documented by the roofing contractor and included with all invoices to the homeowners

3. Close Hearing

After review, upon motion duly made, seconded and unanimously carried, the hearing was closed at 11:00

4. Approve Minutes from the October 05, 2018 Board Meeting

Postponed to next meeting

5. Approve Minutes from the November 15, 2018 Board Meeting

Postponed to next meeting

6. Public Comment

None

7. Reports

a. Maintenance Report

1) Drainage improvement project

Tom reported the contractor dug up the drain culverts and found only one was marginally functional. The other was bent and caved in. The contractor reported much more of the cart path had to be replaced than was originally anticipated because on of the drain pipes were not installed in a straight line.

2) Equipment inventory

Tom provided a list of all equipment owned by the association. The 2010 Walker Tractor was recently repaired. He recently purchased an Ariens Snow Blower and a Husqvarna Backpack Blower.

Tom reported he would like to get rid of the oldest walker tractor with snow blower and mow deck.

Tom reported he is working on replacing the balcony and lower deck at 30 Aspen. He is going to start having BJ help with the decks. Recently BJ has been trimming trees.

b. Financial Review

1) Financial Reports for 11/30/18

No report

2) Update on Loan and Reimbursement for 2018 Roofing project

Joleen reported she will request reimbursement from the loan proceeds for re-roofing expense paid this season to Curtis Edwards.

3) Delinquent Account Report

Joleen provided a report regarding delinquency and collections. The Board directed Joleen to take next steps with regard to collections.

8. New Business

a. Board action to record liens against property of delinquent members

Joleen reported #83 is making regular payments. Another owner provided payment in full after receiving the certified notice.

After review, upon motion duly made, seconded and unanimously carried, the Board directed Joleen to file liens against two delinquent accounts: 129-131-041-000 and 129-131-007-000.

9. Old Business

a. On-site rules enforcement

Mike reported there have been no problems as of late.

b. Heating and cooling system installation policy

Laurie provided copies of the policy to all of the Board members via email prior to the meeting. Laryl provided several suggestions for changes to be made to the policy.

Laurie reported she would incorporate the changes and will send a new draft to the Board.

c. Annual Newsletter and Member Directory

Joleen reported the new directory is just about done. She plans to mail it by the January 15. Cheri will be working on the new newsletter.

10. Adjourn

After review, upon motion duly made, seconded and unanimously carried, the board meeting was adjourned at 11:52 p.m.