

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

November 05, 2024 (approved 02-20-2025)

1. Call Board Meeting to Order

A regular meeting of the Board of Directors was held on Tuesday, November 05, 2024. The meeting was held via ZOOM teleconference. Carol Bender, Laurie Humphreys, Stacey Scott, Jack McGinley and Cindy Nevills participate on the call. Joleen Cline served as recording secretary. Laurie Humphries called the meeting to order at 12:00 p.m.

2. Approve Minutes from the 05/09/2024 Board Meeting

The minutes were not accepted, but not approved due to lack of a quorum of current Board members in attendance at the 05/09/2024 Board Meeting.

3. Public Comment (for items not on the agenda; 3 minutes/speaker

none

4. Appoint Directors (President, Vice-President, Treasurer, Secretary)

After review, upon motion duly made, seconded and unanimously carried, the Board appointed Laurie Humphries to serve as President, Stacey Scott to serve as Vice President and Secretary, and Jack McGinley to serve as Treasurer.

5. Reports and Action Items

a. Building and Landscape (Date Pitts)

i. Winter Preparations

Dave Pitts reported the trucks have received maintenance and are prepared for snow removal. The new truck has been outfitted with a new plow.

ii. Update on Irrigation for W. Ponderosa (Meadow Way).

Dave reported the excavation was completed and the connection to the main CSD line has been installed. Hauso Engineering completed the excavation part of the project. McGarr Excavation completed the hot tap.

iii. Update on Maintenance Requests

Dave reported all request have been addressed. There currently are no pending issues. Dave reported he has recently appreciated the ability to address issues with homeowners in person. Homeowners are reaching out to him directly which has allowed him to inspect and respond to issues quickly.

b. Financial

i. Review reports for the period ending 10/31/2024

Joleen provided copies of the financial reports for the period ending 10/31/2024 via email prior to the meeting.

After review, upon motion duly made, seconded and unanimously carried, the Board approved the financial reports as presented.

ii. Delinquency report and actions

Joleen reported there is no action to be take today regarding delinquent accounts.

iii. Update on Reserve Study

Joleen reported in the Spring, we expect the reserve specialist to be on site conducting inspections. Joleen expects the board will have a new reserve study to review and edit in the early summer of 2025.

iv. Approve Budget for 2025

Prior to the meeting, Joleen provided a draft budget with 3 years of historical data to each Board member via email.

The Board held a discussion and made changes to several line items.

After review, upon motion duly made, seconded and unanimously carried, the Board approved a balanced Budget for 2025 (attached). The monthly assessment will be \$568.00.

6. Association Action Items

a. Discussion regarding committees and responsibilities

The Board held a discussion regarding the potential to create committees to assist with tasks such as ARC requests and communication. This item may be addressed again in a future Board meeting.

b. Plans for periodic messaging to homeowners

The Board discussed opportunities to share information with the members of the association. Joleen reported we have email addresses for approximately 70% of the community members.

c. Schedule Regular Meetings for 2025

Joleen suggested the Board set their meeting calendar for the year. She suggested the Board plan to hold regular Board meetings during the following months:

February, May, August, and November with the Annual Meeting scheduled in October.

7. Adjourn to Closed Session

The meeting was adjourned at 12:50 to discuss a personnel item

8. Report on actions taken during closed session

Laurie Humphries reported the Board approved a Cost of Living increase for staff beginning Jan 1, 2025.

9. Adjourn

After review, upon motion duly made, seconded and unanimously carried, the Board moved to adjourn at 1:45 p.m.