

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

Tuesday, March 31, 2026 (approved 05/21/2026)

1. Call Board Meeting to Order

A regular meeting of the Board of Directors was held on Tuesday, March 31, 2026. The meeting was held via Zoom teleconference. Jack McGinley, Greg Lubushkin and Steve O’Camb were present on the call. Stacey Scott was absent, approximately 4 additional members participated on the call. Joleen Cline served as recording secretary. Jack McGinley called the meeting to order at 2:36 p.m.

2. Consent Agenda

A. Approve minutes from the 11/25/2025 board meeting

After review, upon motion duly made, seconded and unanimously carried, the Board approved the minutes of the 11/25/2025 Board Meeting as submitted.

3. Accept resignation of Board Member: Stacey Scott. Announce Board vacancy

Jack reported Stacey has submitted a letter of resignation. Jack thanked Stacey for her volunteer service on the Board.

After review, upon motion duly made, seconded and unanimously carried, the Board accepted Stacey’s resignation.

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

Laurie reported she is happy we have the text program working.

5. Reports and Action Items

A. Financial Reports

i. Reports for the period ending 02/28/2026.

Greg Lubushkin reported he has reviewed the reports and there are no issues with the reports and reconciliation. We will receive drafts of the reserve studies and financial review before they are finalized.

The Finance committee will be meeting prior to the next Board meeting. We were able to secure insurance through another company other than the Cal Fair Plan. We did receive a refund after cancelling the Cal Fair policy. Our new policy includes flood coverage. We are working on whether we might recover a refund from our previous flood policies. We budgeted \$120,000 for Flood insurance and we do not expect to have to spend those funds. Over the next 30 – 60 days we expect to receive a quote for our main insurance policy. In addition, we are looking forward to the results of the updated reserve study. We expect that we are behind with regard to reserve savings, and we need to understand how much that deficiency has been affected by the community voting to special assess themselves 2 years ago when the roads received a cape seal.

ii. Report on Delinquency

Joleen reported out of the 3 total delinquent accounts, two have been brought current. One owner has requested a payment plan.

iii. Update on Reserve Study and CPA annual review

Joleen reported the draft reserve study is in the works, and she expects to have a copy to share in the next month. The financial records were sent to the CPA, and we expect to have the tax returns and CPA review shortly as well.

iv. Review of Dues and Insurance Cost Savings

Joleen reported that all refunds the association is due have been received and deposited. The amount to be paid back to reserves also can now be adjusted. The board discussed whether they would like to have the bid for the fire and property policy before making a determination regarding a possible change to the monthly assessment. We expect that insurance bid in April.

B. Building and Landscape Update (Dave)

1. Project Updatees

a. Winter Recap, Spring/Summer Project Discussion

Dave reported our staff have been able to trim 8 trees and slash was taken to a contractor's property for disposal. With the good weather they were able to rake up the garden areas and cleaned the storm drains twice. A large tree was taken out at 108 W. Ponderosa.

Irrigation water has been on for the past two weeks. BJ has thatched and aerated all the lawns. He is waiting on the coming storm before applying fertilizer. BJ has been replacing broken sprinklers for several weeks.

The older mower was sent to the repair shop in Gardnerville. We are waiting for the results of the inspection. The newer snow blower had a bearing replaced. Snow poles were installed at the start of winter and recently were removed.

The log decks are almost completely gone.

Jack reported he met the guys at the shop and he was impressed with how clean the shop is, and all the equipment maintenance work our staff complete in-house over the winter such as blade sharpening and oil changes.

b. Confirm Scope of Painting project: Approve Painting Bid

After review, upon motion duly made, seconded and unanimously carried, the Board approved the Painting Quote for 6 buildings (12 units) not to exceed \$53,000.00.

Steve asked about having our own staff members complete the painting projects. Dave reported if the two staff members are painting, then all other work stops. In years past, the board weighed the cost of hiring painters to hiring carpenters and found that we have greater savings when our staff complete balcony and railing projects instead of painting.

c. Update on Deck/Balcony replacements

Balconies at #2 and #3 were recently replaced. While working on those properties, staff found the divider wall also needed to be replaced. Dave reported he painted the walls from corner to corner after the wall was replaced. A new deck sander would cost between \$6,000.00 and \$10,000. A used refurbished one might be purchased for about \$2,200.00.

Dave and BJ completely replaced the deck at #14. The deck sander from Ace hardware has been out of commission since last year so they are waiting to have another deck to sand before they rent a sander from Reno. Staff replaced the handrail at #54. They waited until the pond was low so they could also replace the piers that are right beside the pond.

The balcony on #4 is the next on the list to be replaced.

C. Architectural Review Committee

Jack reported he and Steve walked the community and looked at each property. Most properties are in great shape. Steve reported there are many very large satellite dishes that are no longer being used and need to be taken down. Dave and BJ keep him up to date on issues that need to be address.

Steve reported that the texting program is now up and running. The text provides a very quick way to notify the community of important information. We recently sent a text and email, and he encouraged everyone to read that email regarding pets, light fixtures, heating and air systems,

They also took a look at storm drains and grates. There are at least 6 – 10 that are very low. The Board discussed requesting a bid to have those raised.

Steve reported he would like to get a message out to all homeowners regarding replacing non-dark sky compliant light fixtures and removing obsolete dishes.

D. Administrative – Joleen

i. Need for new fine schedule due to AB130 – approve bid for legal services.
After review, upon motion duly made, seconded and unanimously carried, the Board approved the proposal from John Hansen to update the fine schedule and enforcement policy at a cost not to exceed \$500.00.

ii. Update on text message program
Joleen reported we are set up with a program called “text em all” to send quick messages to members who have signed up for the program. Messages will be drafted by Board members and cannot be responded to or turned into a group text conversation.

The Board is excited about having the capability to get messages out quickly to the members.

6. Adjourn to Closed Session

7. ***Reopen Regular Meeting and report on actions taken in closed session***

Summary of actions taken in closed session: The board approved one payment plan to be paid in full with a monthly payment over the next 18 mos. Late fees and interest will be held in abeyance during the term so long as payments are made in full on time.

The Board Directed Joleen Cline to record the deed on the delinquent property.

8. **Set Calendar of Board meetings for balance of the year**

After discussion, the Board moved to plan future meetings on the 3rd Wednesday of February, May, August and November. Meeting start time will be 4:00.

9. ***Adjourn***

After review, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 4:16 p.m.