

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

February 25, 2025

DRAFT

1. Call Board Meeting to Order

A regular meeting of the Board of Directors was held on Tuesday, February 25, 2025. The meeting was held via Zoom teleconference. Laurie Humphries, Stacey Scott, Cindy Nevills and Jack McGinley were all present on the call. Joleen Cline served as recording secretary. Laurie Humphries called the meeting to order at 2:05 p.m.

2. Consent agenda

After review, upon motion duly made, seconded and unanimously carried, the Board approved the agenda as submitted.

a. Approve minutes from the 11/05/2024 Board meeting

After review, upon motion duly made, seconded and unanimously carried, the minutes of the 11/05/2023 Board meeting were approved as submitted.

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

Laurie reported she would like to start planning informal get togethers for neighbors to get together. We will need a couple tables, and neighbors could bring appetizers to share and a drink of their choice. Laurie suggested the first social event be scheduled in April if weather permits. Stacey Scott volunteered to help with planning the first social event.

4. Reports and Action Items

a. Building and Landscape Update (Date and BJ)

i. Dave reported he and BJ have installed 2 snow shields this season. They've completed tree trimming and pruning since the weather has been mild. He estimates that they have removed 7 loads of green waste. The irrigation system on Meadow Way is ready to go for spring, although they expect there will be broken sprinklers to replaced once they re-charge the system.

Dave reported the handrail at #57 has been replaced. The homeowner replaced the deck himself. Our staff will paint the fascia board in the spring.

The balcony and deck at 103 have been removed. Staff had to replace the shared wall on both sides as well as a significant amount of T1-11 that was behind the deck. This unit had a heavy trex deck and the deck does not get any sunlight, so it stays damp and heavy.

Dave reported the mule utility vehicle needs service. He plans to tow it to Reno in the dump trailer. Both mowers/blowers are in great shape. They haven't been out this winter at all.

Dave reported he and BJ have cleared the roofs and valleys twice so far this year. There is a drainage issue near Stacey's home. He would like to install a drain in the driveway at #97 to carry the water away. Dave and BJ recently cleared a drain at #82. There were roof leaks reported at #39 and #2. All Star roofing responded and added caulk where needed. There were bats living in the siding at #107. After the weather turned cold, Dave was able to seal up the area where the bats were gaining access.

The Board discussed options for getting rid of the log deck left from the trees that were taken out this year.

Dave reported he and BJ cleared the storm drains. He believes a tree may have collapsed or grown into the drain at #91. The drain goes under the sidewalk and driveways.

Dave reported he is not satisfied with the quality of the black top patching that has been installed with the internet installation. Folchi has reported they will be back to do patching and touch up. The vertical garage door trim on several homes needs to be repainted and, in some cases, replaced.

There are 14 railings that still need to be replaced on Ponderosa. There are still 6 decks and 4 balconies that should be replaced.

b. Financial Reports

i. Reports for the period ending 12/31/2024

Joleen provided copies of the financial reports via email for the period ending 12/31/2024 prior to the meeting today. Joleen reported the financial data including bank statement have been submitted to the CPA for tax return preparation and review.

After review, upon motion duly made, seconded and unanimously carried, the Board approved the financial statements for the period ending 12/31/2024 as submitted.

ii. Reports for the period ending 01/31/2025

Joleen provided copies of the financial reports via email for the period ending 01/31/2025 prior to the meeting today.

After review, upon motion duly made, seconded and unanimously carried, the Board approved the financial statements for the period ending 01/31/2025 as submitted.

iii. Report on Delinquency and actions needed

Joleen reported on delinquent accounts, including accounts where owners have been noticed regarding potential liens.

5. New Business

a. Appoint member to fill open Board position

Joleen reported that three association members had communicated an interest in filing the open Board position. These were Sherri Cash, Mimi Garner, and Steve O’Camb. The Board held a short discussion regarding the duties of a Board member.

After review, upon motion duly made, seconded and unanimously carried, the board appointed Steve O’Camb to fill the remainder of the vacant term.

The Board expressed their appreciation for the association members stepping up and volunteering to serve the community. The Board also discussed opportunities for members to serve in the future.

b. Review and approve Updated Rules of Enjoyment for distribution to membership

The board reviewed the changes recommended by the association attorney.

After review, upon motion duly made, seconded and unanimously carried the Board approved the DRAFT Updated Rules of Enjoyment for distribution to the membership for review and comment. The Board will meet again on April 3, 2025, to provide an opportunity for further discussion and adoption of updated Rules of Enjoyment.

6. Adjourn

After review, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 3:47 p.m.