

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

April 03, 2025 (Approved 07-21-2025)

1. Call Board Meeting to Order

A regular meeting of the Board of Directors was held on Tuesday, April 03, 2025. The meeting was held via Zoom teleconference. Laurie Humphries, Stacey Scott, Cindy Nevills and Steve O’Camb were all present on the call. Jack McGinley was absent. 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)

Mimi Garner reported the trellis’ at 1,2,3,4,6 and 8 are all peeling and should be taken down. Satellite dishes need to be removed at 1,2,3,5,8,11, and 12 because they are mounted to the facias or balconies which does not follow the current mounting policy. She reported unit 37 has had their trash can out for years. There are multiple garage shades that need to be replaced. She reported planter boxes and horse troughs should be removed. Mimi stated light fixtures are out of compliance at 4 and 11. The bulletin board needs to be replaced, and electric boxes need to be painted or replaced. She also stated she is disappointed with the recent slurry seal which has not held up.

Mimi asked Ms. Scott to remove herself from the Board. She reported recently Ms. Scott was intoxicated and bragging about how she kept Mimi from getting on the Board. Ms. Scott replied that Mimi’s account was inaccurate, and witnesses could set the record straight.

4. New Business

A. Future plans and maintenance of the Ponderosa Garden

Laurie reported a letter was received from PEPS asking for help with maintenance of the Ponderosa Garden. Steve O’Camb reported there are approximately 15 circular planting areas in the garden. We could remove the two inside planters and install a weed barrier in the center with picnic tables.

Cindy stated the Board needs to know what it would cost before committing to anything.

Dave and Steve reported they plan to attend the next PEPS meeting to learn more about the gardens and what is required.

B. Review and approve Updated Rules of Enjoyment

Mimi reported she feels it is exorbitant to start the fines at \$200.00. She asked who is responsible to monitor how many hours cars are parked in guest parking areas. She reported #38 was parked in guest parking all summer last year.

Mimi asked if everyone that installed a trellis would be held responsible to maintain them. She reported some neighbors have taken the tops off their trellis and left the posts, and patios shouldn't look mis-matched. She reported the trellis and decks that can be seen from holes 5 and 8 are really bad. Mimi reported fees are too high and should all be cut in half.

After review, upon motion duly made, seconded and unanimously carried, the Board adopted the updated Rules of Enjoyment.

C. Plans for Social Events

Laurie reported she and Stacy are planning to schedule a social event this summer.

5. Reports and Action Items

A. Building and Landscape Update (Dave)

i. Winter Project Update

- a. Dave reported he is trying to find someone to remove the log deck out of the neighborhood. At the least, we need someone who can cut the logs into 12" and 18" rounds so they can be moved.

- b. Equipment Repairs

Dave reported they recently were able to get rid of several loads of green waste at Folchi's since the regular dumps are not open yet.

The Mule vehicle needs repair. He and BJ are planning to take it to the mechanic and request a bid so that repairs can be made before the busy season hits.

- c. Other project

Dave reported he and BJ have removed the snowplow equipment and are ready to thatch and mow the turf. They have nearly completed the siding and deck replacement at #103.

ii. Discussion regarding planned projects for spring 2025

- a. Review/Approve Paint and Deck/Balcony Replacement Bids

Dave reported they had to replace 6 sheets of the T1-11 siding while they were working on the deck replacement at #103. MTS Painting provided a bid.

Dave presented the MTS bid for painting single story and two-story buildings. The bid for a 1-story duplex is \$6,265, and a 2-story duplex is \$7,424.00.

Dave reported that when the association hires a contract painter, it allows staff to complete touch-up painting, repairs, and deck/balcony replacements on other units.

This year, all the homes needing paint are on Aspen Circle. Joleen shared the painting history report and Dave explained the criteria for determining the painting priority schedule.

After review, upon motion duly made, seconded and unanimously carried, the Board approved a budget of \$55,000.00 for painting this year.

- b. Discussion regarding Spring/Summer Project Priorities
Dave reported there are significant repairs to be made to the irrigation system. Staff will be inspecting the units scheduled to be painted this year, and replacing trim and siding as needed.

B. Financial Reports

i. Reports for the period ending 03/31/2025

Joleen provided copies of the financial reports via email for the period ending 03/31/2025 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 03/31/2025 as submitted.

ii. Report on Delinquency and actions needed

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

5. Adjourn

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