

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

July 21, 2025 (approved 11/25/2025)

1. Call Board Meeting to Order

A regular meeting of the Board of Directors was held on Monday, July 01, 2025. The meeting was held on the pool deck at the Plumas Pines Pool and Sports Complex at 126 Cottonwood Drive in Blairsden. Laurie Humphries, Stacey Scott, Cindy Nevills, Jack McGinley and Steve O'Camb were all present. Joleen Cline served as recording secretary. Laurie Humphries called the meeting to order at 9:03 a.m.

2. Consent agenda

A. Approve minutes from the 04/03/2025 Board Meeting

After review, upon motion duly made, seconded and unanimously carried, the Board approved the minutes of the April 03, 2025 Board Meeting as submitted.

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

A member asked about making a dumpster available to members who are not on site on the normal Wednesday trash pick up day. The Board reported other members rely on neighbors and friends when they are not able to put trash cans out or in during the week.

A member reported the ponds are in bad shape and full of algae and moss Mike Ginder spoke with the golf course and was told that .

3. New Business

A. Maintenance of the Ponderosa Garden

Laurie reported the group that has been maintaining the gardens is looking for help. Steve O'Camb reported a new plan for the garden area could include leaving the trees, removing the planting pods and replacing them with gravel or lawn which would create less maintenance. Laurie reported the property the garden sits on lies inside of the PEV #6 subdivision map. She suggested the next social be held in the garden so that members can see it, and discuss ideas for the future of the garden.

B. Insurance Renewal

Joleen reported notifications of non-renewals are rampant. Our agent will be checking all options including the Cal Fair plan if Farmers is not willing to renew the policy.

C. Update on Social Events

Laurie reported the neighborhood had a social this weekend and the folks who attended enjoyed themselves. The group talked about scheduling another meet up in September.

D. Governing Document violations (ARC)

Steve O'Camb reported he walked the community and found several satellite dishes that are most likely no longer being used and should be taken down. He will be reaching out

to members to ask that they have them removed. There are also several units that have light fixtures that are not compliant with the dark sky policy.

Joleen reported a recent assembly bill has made it so that most fines are now limited to \$100.00, unless the violation involves health or safety. The Board will need to update the fine schedule to come into compliance with the new bill.

E. Plan for annual meeting

Joleen reported we have made a reservation to hold the annual meeting at Longboards again. She will be sending out the call for candidates to encourage members to consider running for a seat on the Board.

5. Reports and Action Items

A. Building and Landscape Update (Dave)

i. Project Updates

a. Log Deck

Joleen reported we have someone willing to cut the log deck into smaller rounds so that people can come get them. Chances are this project will be done in the fall.

b. Update on Equipment Repairs

Dave reported they replaced the tires on the mule.

c. Update on Deck/Balcony replacements

Dave reported he will be working on the deck at #69 when the pond levels are lowered. They recently replaced the balcony at #4. They also plan to replace the railing at #83. Dave reminded members they have deck sealer at the shop and members are welcome to come get it to seal decks before the winter.

d. Update on Painting

Dave reported we worked with MTS paint again this year. They painted several buildings at the beginning of the season. There are many units on the schedule for paint next season.

Laurie reported there are a couple drain boxes in the roadways which are very deep and create a trip hazard for folks driving or walking down the roads.

One is near #75 and the other is near #61. The Board directed Joleen and Dave to try to find a contractor that can raise the drains.

e. Sidewalk repairs

Dave reported he is working on getting a bid to replace sections of the walkways at 8/9, 10/11 and 75.

B. Financial Reports

i. Reports for the period ending 06/30/2025

Prior to the meeting, Joleen provided copies of the financial reports via email for the period ending 06/30/2025.

After review, upon motion duly made, seconded and unanimously carried, the Board approved the financial statements for the period ending 06/30/2025 as submitted.

ii. Report on Delinquency and actions needed

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

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After review, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 10:20 a.m.

Minutes were recorded by Administrative Manager, Joleen Cline