

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

March 13, 2024 (approved 05-09-2024)

1. Call Board Meeting to Order

A regular meeting of the Board of Directors was held on Wednesday, March 13, 2024, via ZOOM teleconference. Eve Nighswonger, Jim Flageolet, Ed Sermone and Laurie Humphries were present at the ZOOM conference. Carol Bender was absent. Joleen Cline served as recording secretary. Eve Nighswonger called the meeting to order at 10:02 a.m.

2. Approve Minutes from the 01/10/2024 Board Meeting.

After review, upon motion duly made, seconded and unanimously carried, the minutes of the 01/10/2024 Board meeting were approved as submitted.

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

Mimi Garner reported she would like to see the Board Formalize the Design Review Committee and take care of some issues such as balconies, garage blinds, and bulletin boards.

4. Collaboration with Golf Course

a. Installation of pond fountains

Ed Sermone reported he and Eve have participated in a couple conversations with the new owners of the Golf Course. The conversations focused on how the ponds might be improved. The Golf Course owners would like to install a fountain with lights in the pond near the 8th fairway, and three fountains on the larger pond between Ponderosa and Aspen. The Golf Course also had suggestions regarding the hours that the ponds would run in order to provide aeration in the ponds. The HOA would benefit as the ponds would become cleaner and the fountains would be beautiful. The Golf Course owners are asking if the HOA would be willing to cover the cost of the electricity which is estimated at \$180 per month for 7 months. In addition, a few homeowners would need to allow the electricity to be run from their homes to the edge of the pond.

Laurie reported for many years, we have been concerned with the health of the ponds. She has heard that a solar bubbler could be installed to improve the ponds.

The Golf Course owners also reported that they are interested in building a stronger relationship with the neighboring HOAs.

b. Increased compliance regarding private property

The Golf Course owners have asked if the HOA can take steps to encourage improved compliance with the rules relating to trespassing on their private property (the golf course) after hours. They discussed increasing the staff of Marshalls into the evening in order to keep people off the course at night.

Eve reported she has seen folks playing frisbee and running dogs on the golf course after hours frequently.

Eve reported Jerry Doll has said that resolving the issue with turning the irrigation water on to Meadow Way is more complicated than we currently understand. Dave reported the CSD has made offers to reduce the rate charged to Golf or even give them free water to the course bathrooms in exchange for turning the irrigation water on Meadow Way (W. Ponderosa) back on. The HOA needs a solution to restore irrigation to 5 duplex units on South Meadow. Dave reported he would like to be part of a meeting with the Golf Course Owners, the CSD, and the HOA.

Eve reported the Golf Course wants to clearly communicate that they do not want anyone on the golf course unless they are paying customers playing during golf business hours.

Jim reported he was recently on a golf trip where a Golf Marshall was enforcing the rules. In addition, there was signage at every access point, stating that the golf course is private property. Our HOA does not have jurisdiction to keep folks from doing something outside of HOA property. Ed reported one idea the Golf Course Owners shared was to add signage on the HOA decks that the golf course is private property and closed to anyone except for persons paying to play golf during golf course open hours.

Eve summarized the highest priority is to solve the irrigation water issue for Meadow Way. Laurie Humphries and Jim Flageolet volunteered to participate in a future meeting representing the HOA, along with Dave and Joleen. Eve suggested we invite Jerry Doll, (Golf Course owner) and Jamar Tate from the CSD.

5. Reports and Action Items

a. Building and Landscape (Dave Pitts)

i. Winter Update (equipment, buildings and grounds)

Dave reported he and BJ have just about finished a balcony replacement. They are also replacing the railing on the lower balcony. They have completed deck replacements at 49, 98, and 68. The front entrance sign on Ponderosa has been re-furnished and will be re-installed as soon as the weather clears. Dave reported he ordered new plexiglass for the kiosks, and he will freshen up the exterior of the kiosks as well.

Dave reported he and BJ have been completing maintenance tasks on the mowers and other landscape equipment. Yesterday they picked up the association's new used truck. Dave reported he has a meeting with Jordan's Plow and Trailer to order the appropriate plow for this model of truck.

ii. Planned 2024 Summer Projects

Dave reported there are 3 duplex buildings that need to be painted this year. He and BJ have started replacing T1-11 siding as needed in preparation for painting. The priority is to start with units that were last painted in 2014.

iii. Report received from J. Leal and next steps.

Joleen reported she forwarded an email to the Board from Josh Leal showing video footage of the condensation issue that several 4-bedroom units have. The photos and videos show identical issues in several units. Dave reported in many cases, when that attic space was converted into a bedroom, the attic access was completely sealed up. Laurie reported we have been directing owners to add ventilation in these units for many years. Some have added ventilation, and some have not.

Eve reported she is willing to contact the owners affected, to let them know about the findings.

After review, upon motion duly made seconded and unanimously carried, the Board moved to contact the owners of the effected units to let them know what they can do to remedy the issue.

iv. Letter received from Plumas Sierra Telecom

Joleen reported she forwarded a letter to the Board members regarding facts about the current status of high-speed internet as well as potential for service to Aspen Circle. Plumas Sierra Telecom reported that someone contacted them and represented themselves as members of the Board of Directors with inaccurate information regarding the recent decisions regarding installation of high-speed internet.

Laurie reported she has encouraged owners to call Plumas Sierra Telecom directly, and to identify themselves as members of the HOA.

Ed reported he currently uses Digital Path for everything, TV, computer, etc., and it is rare that he has not had good service. Jim reported he also has Digital Path and is happy with the service.

b. Financial

i. Reports for the period ending 02/29/2024.

Joleen provided reports for the period ending 02/29/2024 via email prior to the Board meeting.

Ed reported during the last snow event, Dave worked for hours trying to repair the electrical lines on the plow truck. He reported he is grateful our staff stick with us through thick and thin, continue to provide great service, and are dedicated to the safety of the community.

After review, upon motion duly made, seconded and unanimously carried, the Board approved the financials for the period ending February 29, 2024, as submitted.

ii. Delinquency report and actions

Joleen reported there are no actions to take today with regard to delinquent accounts.

6. Association Action Items

a. Plan to identify candidates to serve as Board members in 2024.

Eve reported there are three Board positions coming open in the fall. Steve O'Camb has reported he is interested in being a candidate. For anyone willing to serve, she has encouraged them to start attending meetings now so they are up to speed in the fall when they might take office. Eve reported she has encouraged Sandy Borden from #45, and Rich Hinds in #16 to consider serving on the Board.

b. Plans for Annual Meeting 2024

Joleen reported we have set the annual meeting for Saturday, October 12. Ed reported in a previous meeting, the Golf Course owners reported they would like to host meetings for the association in the future. They are aware that there were hiccups last year, and they plan to do better. Laurie said she would like the association to consider holding regular Board meetings there as well.

The next regular meeting of the Board of Directors is scheduled for Thursday, May 09, 2024, beginning at 6 p.m.

c. ARC Request regarding screen for golf ball protection.

Laurie reported Carol Bender has provided a diagram of the structure they would like to install to protect their vehicles from golf balls.

After review, upon motion duly made, seconded and unanimously carried, the Board approved the installation of the golf ball protection netting as submitted. The homeowner will be responsible for cutting the grass beneath the netting structure.

d. Dark Sky compliance action

Laurie reported she has received a complaint regarding string lighting installed on patios which does not comply with our dark sky policy. We also have many owners who have still not complied with the dark sky light fixture policy.

After discussion, the Board agreed the string lights are not an issue unless they are left on after 10 pm.

Eve suggested we take an inventory of any homes that still have not complied with the dark sky compliance light fixtures. She is willing to reach out to the homeowners and recommend a specific light fixture that should be used. If the homeowner does not comply, the association can take additional action. Ed reported we have homeowners with air conditioning units in windows, and old satellite dishes still attached to their homes.

Ed suggested the board plan to lead a discussion during the upcoming annual meeting to understand if the community is in favor of allowing string lights or if a majority would prefer to maintain a strict dark sky.

Laurie, Ed, Dave and Joleen volunteered to complete an inspection and document policy violations such as window air conditioners, pergolas that are in need of paint or other maintenance needs.

6. Adjourn

After review, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 12:08 p.m.

The next scheduled meeting of the Board of Directors will be held Thursday, May 9th.