

Plumas Pines II Homeowners Association
Board of Directors Meeting and Annual Meeting
Minutes July 29, 2023

The meeting was called to order by BOD President Rodger Richeal at 2:05pm.

A quorum was established with BOD members Rodger Richeal, Jorge Helmer and Fred Barnhart in attendance. In addition, 11 members attended.

Board of Directors Meeting Minutes for the June meeting were approved by prior email vote. Minutes are available to members on the HOA website, which is plumaspines2hoa.com. Rodger will send an email to all members indicating the HOA web address and a link to access BOD minutes.

Treasurer's Report

Jorge Helmer reported that the HOA received \$200 back for snow removal that was budgeted and paid but not used. The HOA also was refunded \$40.88 by ShopSmarter. This ShopSmarter subscription for discounts on office supplies was not requested nor used by the HOA.

As of the meeting date, annual dues have been received from 35 of the 42 properties in the HOA. Two residents paid dues at the meeting leaving 5 unpaid. One of the unpaid dues corresponds to a house in escrow. The real estate agent involved has been advised that the annual amount is due.

Payment of \$456 was made to Wix.Com for web site hosting. This amount covers two years of service. The \$17.35 annual renewal of the website address was also made.

There will be a payment to Zoom later in the year to enable the HOA to continue conducting virtual meetings.

Insurance is budgeted at \$1720 for the current Fiscal Year, but Jorge reported that the final quote may be higher. We expect an invoice in November.

Jorge reported that he and Rodger met with Flores Landscaping to discuss maintenance of our four common areas. Being pleased with Flores's work last year, it was agreed to contract with them for maintenance again this year. Because of improved maintenance last year, Flores was able to reduce the quote for this year by \$1000 from \$3400 to \$2400. Part of the work from Flores will be the removal of a dead tree near Common Area B.

There was a proposal to publish HOA financials on web site.

Architectural Committee Report

There was no report. It was mentioned that more members are needed on the committee and two members expressed interest.

Announcement of New Board of Directors

The newly elected BOD is:

Roger Richeal - President/Architectural Committee Chair

Duane Blomquist- Vice President

Jorge Helmer - Treasurer/Website Coordinator

Fred Barnhart - Secretary

Jeff Hammon - Member at Large

Michele Vaughn resigned as Secretary and was replaced by Fred Barnhart. The signatories on the HOA account at Plumas Bank will be Rodger Richeal, Jorge Helmer, and Fred Barnhart.

Public Input

A member asked if we have information regarding the new ownership of Plumas Pines Golf. There was some discussion about the responsibilities of the golf course regarding fire hazards. There was also discussion about the public's ability to walk on the golf cart paths. Rodger is going to write a letter to the Golf Course new owners asking for clarification and to see if there are any rules and regulations available. The information will be passed along to our members.

It was noted that some renters park their vehicles inappropriately and sometimes create too much noise. Rodger will send a notice to members reminding them that homeowners are responsible for the activities of those who rent their houses.

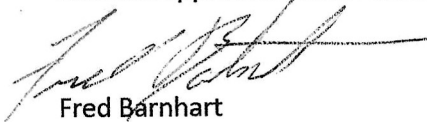
Steve Munson mentioned that our community has a good relationship with Firewise. We have a good rating and this might help owners get fire insurance, perhaps at a discount. Residents can get credit for Firewise by filling out an application available at the PECSD office. Steve was not sure if the golf course is part of Firewise. It was suggested that we find out.

Steve also mentioned that there will likely be a proposition to increase the fire tax from \$10 to \$20 during the next election. It has become very difficult to afford liability insurance. Only registered voters in the Plumas Pines area will be able to vote on the measure, but the increase will appear on all property tax bills in the jurisdiction.

Adjournment

The meeting was adjourned at 3:15pm and attendees retired to the Richeal's deck where they enjoyed HOA provided beverages as well as sandwiches from the Vine. Attendees provided an abundant potluck.

Minutes approved at BOD meeting 10/27/23



Fred Barnhart
Secretary