

## **Plumas Pines II Homeowners Association**

### **Board of Directors Meeting**

#### **Approved Minutes June 30, 2024**

The meeting was called to order by BOD President Duane Blomquist at 3:03pm.

A quorum was established with BOD Members Jorge Helmer, Duane Blomquist (via Zoom), Jeff Rustin and Fred Barnhart in attendance. 2 Members attended via Zoom (Jenny Christophersen and Karl Walquist) and 8 Members attended in person (Denise Ruston, Dede Barnhart, Patty Gleason, Tom Gleason, Pam Helmer, John Admire, Roni Java, Charlie Giguere, Tom Paulson, Ardy Paulson). Inspector of Elections Rodger Richael also attended.

**Secretary Report** – The draft minutes from April 19, 2024 were approved without modification. The signed minutes will be posted on the HOA website.

**Treasurer Report** - Jorge reported that the only expense in May was for the PO Box rental. The ending cash balance as of May 31, 2024 was \$12,805.15. We are doing well against the budget.

There will be administrative expenses of \$217 in June primarily to cover the costs of mailing the Board of Directors Election ballots and the annual dues reminder. Actual snow removal costs were \$200 less than budgeted.

The financial report was approved.

As of this meeting, 29 of 42 properties have paid their dues. This is exactly the same count as last year at this time. Jorge will send out reminder emails as necessary.

Jeff Ruston provided an update on Common Area bids for the next Fiscal year. Jeff hoped to get 4 bids. So far, he has met with 3 contractors and walked the common areas with all three.

- Flores Landscaping, last year's vendor, provided a written bid of \$2600.
- Vargas Landscaping provided a verbal quote of \$2100.
- AB Landscaping has not yet provided any bid.

Jeff will follow up to get written bids from both Vargas and AB and will provide the board with a recommendation of which vendor to accept.

**Architectural Committee** – Duane thanked all the homeowners who have completed approved projects including painting and window improvements. There are no projects pending approval.

The committee has contacted some homeowners who are not keeping up their yards. Duane reported that, so far, no one has been fined under the current fine schedule. It was noted that a resident has posted a political sign against HOA rules. Duane will contact the owner.

**Board of Directors Election** – Inspector of Election, Rodger Richael, was assisted by volunteer Dede Barnhart in counting ballots. The final results were:

Election Statistics:

|                               |          |
|-------------------------------|----------|
| Tom Gleason                   | 27 votes |
| Jenny Christophersen          | 22 votes |
| Total Mail Envelopes Received | 30       |
| Total Ballots Received        | 29       |
| Total Ballots Accepted        | 28       |
| Total Ballots Not Accepted    | 1        |
| Reason Ballot Not Accepted    |          |
| No Signature on mail envelope | 1        |
| Markings on Ballot            | 1        |
| Other                         | 0        |

The two candidates, Tom Gleason and Jenny Christophersen, were elected to replace Duane Blomquist and Jeff Hammond whose terms have expired. Their 3-year terms run from July 1, 2024 to June 30 2027.

Election rules require that ballots must be received from at least 20% of the homeowners. In fact, ballots were received from 70% of the owners so the election is valid according to our Bylaws.

The Board of Directors for the 2024-2025 Fiscal Year are

Tom Gleason – President

Jorge Helmer – Treasurer

Fred Barnhart – Secretary

Jeff Ruston – Director at Large

Jenny Christophersen - Director at Large

## New Business

- Annual Meeting - Jorge reported that he will not be able to host the annual meeting and dinner on Saturday, July 27. The Board is looking for a volunteer to host. It was agreed that sandwiches should be provided by the HOA with members bringing pot luck side dishes.
- The Plumas Pines Pool/Rec Center is still selling annual subscriptions for this year. They no longer are able to offer day passes.
- Dates were proposed for Board meeting for the 2024-2045 fiscal year. Dates will be approved at the next Board meeting/

## Public Input

- Jorge mentioned that a resident of Plumas Pines who does not live in our HOA, is sponsoring a program to capture feral cats, have them fixed, and released back into the community. Homeowners are encouraged not to feed wild animals, including feral cats. The contact for the feral cat program is

Nina Stone

530.277.5923

[Pathwaysmediation@gmail.com](mailto:Pathwaysmediation@gmail.com)


More information on the feral cat program can be found at

<https://www.alleycat.org/resources/how-to-help-community-cats-a-step-by-step-guide-to-trap-neuter-return/> and

<https://www.spaycalifornianow.org>

- Dede Barnhart thanked Duane Blomquist and Jeff Hammond for their service on this year's Board of Directors.

**Adjournment** - President Tom Gleason adjourned the meeting at 4:08pm

Handwritten signature of Fred Banhart in cursive, followed by the date 7.27.24.

Fred Banhart

Secretary