

Plumas Pines II Homeowners Association

Board of Directors Meeting

Minutes July 27, 2024

The meeting was called to order by BOD President Tom Gleason at 3:06pm.

A quorum was established with BOD Members Tom Gleason, Jorge Helmer, Fred Barnhart and Jenny Christophersen (via Zoom) in attendance.

2 Members also attended via Zoom (Dede Barnhart and Karl Walquist) and 2 Members attended in person (Patty Gleason, Pam Helmer).

Secretary Report – The draft minutes from June 30, 2024 were approved without modification. The signed minutes will be posted on the HOA website. The signed minutes will also be used by Tom, Jorge and Fred when signing the signature card for our HOA account at Plumas Bank.

Treasurer Report - Jorge reported that the only expense in July was \$2100 to Vargas Landscaping for common area clean up. \$2200 had been approved so we are \$100 under budget on that item. Jeff Ruston was recognized for all his efforts and time in managing the bid process, meeting with the vendors, and supervising the work. Jorge pointed out that since no one volunteered to host or organize the HOA BBQ/Potluck this year, we are \$350 under budget on that line item.

In FY 2023-2024 our total income was slightly less than our total expenses. Therefore, we used \$529 in reserve funds to cover actual annual expenses. The ending cash balance for the year was \$12,276.

Jorge reported that he has received current FY dues from all but 6 Members. He has been in touch with all six and expects no problems collecting except for the house which is in foreclosure.

The financial report was approved.

Architectural Committee – This year's committee is comprised of Karl Walquist (Chair), Patty Gleason, Tonni Giguiere, and Pam Helmer. There are no outstanding applications or pending reviews.

Old Business – Dates for upcoming BOD meetings were approved. They are:

Friday 10/25/24 3:00pm

Friday 1/17/25 3:00pm

Friday 4/25/25 3:00pm

Saturday 6/28/25 Election meeting (TBA)

7/26/25 3:00pm Membership Meeting and BBQ

A member suggested that we might want to reconsider having Membership meetings at 3:00pm on Friday as this might not be a convenient time for people who work full-time. All meeting dates and times are subject to change.

New Business

- Possible formation of Social Committee. Since the Potluck/BBQ was canceled this year due to lack of a host and organizer, Fred suggested that a Social Committee be established with the sole function of planning and running the summer event. Jenny Christophersen generously offered her home as the location for the event next year if she has help. The BOD will seek volunteers to be on the Committee and to coordinate with Jenny.

Public Input

- A Member requested that contact information for all the Architecture Committee members be published on the website. It was decided that only contact information for the Chair, Karl Waldquist, will be published. He will contact other committee members as appropriate.
- A Member noted that there are dead trees on golf course property between houses and the fairways. These pose a potential fire danger to the whole community as well as a potential safety risk should any of the trees fall down. We expect neighbors to keep up their yards, so it is reasonable to expect the golf course to keep up its property as well. The member has contacted the golf course four times over the past year

regarding this issue and received no response. She asked that the BOD consider this issue at the next Board meeting.

Directors Comments – Fred thanked the new members of the Architecture Committee for volunteering and thanked Jenny Christophersen for agreeing to host the BBQ/Potluck next year if we get enough people to form a Social Committee.

Adjournment - President Tom Gleason adjourned the meeting at 3:35pm.

A handwritten signature in cursive script, followed by the date "10/25/24".

Fred Banhart

Secretary

Approved 10/25/24