

Plumas Pines II Homeowners Association

Board of Directors Meeting

Draft Minutes October 25, 2024

The meeting was called to order by BOD Secretary Fred Barnhart at 3:09pm.

A quorum was established with BOD Members Fred Barnhart and Jeff Ruston attending in person and Jorge Helmer and Jenny Christophersen attending via Zoom. Tom Gleason was absent due to work.

2 Members also attended via Zoom (Pam Helmer and John Admire) and 3 Members attended in person (Dede Barnhart, Roni Java and Karl Walquist).

Secretary Report

- Minutes - The draft minutes from July 27, 2024 were approved without modification. The signed minutes will be posted on the HOA website.

Treasurer Report

- Financials - Jorge reported that all HOA dues have been received except for the house in foreclosure. No buyer has been identified as of this date, but past HOA dues will be incorporated in the Escrow documents when a sales transaction occurs. The largest expense so far this FY was \$1635 for insurance. Smaller amounts were paid for our HOA Web domain, and for administrative costs. The financial report was accepted and approved.

Jorge mentioned that Fred and Tom need to re-sign the signature card at Plumas Bank.

- Corporate Transparency Act - Starting January 1, 2025 all HOAs must comply with the federal Corporate Transparency Act (CTA). Noncompliance puts Board members at risk of potential financial penalties and the threat of jail time. The CTA was established to combat money laundering, terrorist financing and other illicit activities.

In order to comply with the CTA, Jorge has obtained an Employer Identification Number (EIN) from the IRS. All members of the Board of Directors are considered Beneficial Owners and must file certain personal information with FinCen. Jorge has already done this and it was agreed that Fred would file next and report back to the BOD on his experience. Jorge has provided Board members with information regarding how to file. There is no cost for the HOA or for BOD members as part of this process.

Jenny mentioned that she has already gone through the CTA process for her company where she is the only Beneficial Owner. Jeff mentioned that he works with a lot of HOAs and, while many are concerned about the CTA requirements, there is consensus that they need to comply.

The Community Associations Institute (CAI) is currently working on behalf of HOAs regarding CTA and has asked for an injunction which would eliminate the need for small HOAs to comply. There is no ruling as of this date, but we will follow information on their website for updates. It was suggested that at least one member of our Board could become a CAI member. However, it was decided not to act at this time. Jeff will ask CAI members he knows if they think membership is worthwhile.

Architectural Committee

- Karl reported that there are no outstanding applications or pending reviews. An application was approved for Jorge and Pam to redo their driveway. If Jorge is satisfied with the work, he will add the vendor to the vendor list on the HOA website.

Old Business

- Social Committee - Last meeting it was noted that the HOA did not have a Potluck BBQ at the annual membership meeting due to a lack of organizers. A call went out for volunteers to form a Social Committee to organize a Potluck BBQ for next summer 2025. Lisa Walquist and Cheryl Hammond have volunteered to be on the Social Committee and Jenny Christophersen has volunteered her house for next year. Many thanks to all three!

New Business

- Next year we will only need to elect one member to the BOD. Since we had a paper vote for the most recent election, we are allowed to have a vote by acclamation next year in the event that we only have one candidate. Fred volunteered to organize the election process including creating the election calendar with the appropriate dates. Election day will be Saturday, June 28, 2025 which will also be the quarterly BOD meeting. The new BOD will take office on July 1, 2025 at the beginning of the fiscal year.
- At the last meeting a member expressed concern regarding the potential fire hazard that dead trees and pine needles on golf course property present to the HOA property owners and to the community in general. It was mentioned that the Barnharts have communicated several times with golf course management regarding removing several dead trees and pine needle maintenance on golf course property. So far, there has been no response. It was noted that many individual residents and various public entities have been clearing dead trees and raking pine

needles in order to reduce fire risk. It was agreed that Fred would draft a letter to golf course owners/management on behalf of the HOA and would send that draft to members of the Board for their review. Jenny observed that many insurance companies are doing aerial reviews of properties, and that dead trees and other debris could potentially impact insurance rates of homeowners and the golf course.

Public Input

- Dede expressed thanks to Board members for volunteering to serve, especially now that there are additional requirements around the CTA. She also thanked Jorge for his work on the website and said she appreciated the timely nature of notifications about upcoming Board meetings and the timeliness of draft minutes.

Director's Comments

- Jeff mentioned that we should do the common area cleanup earlier next year. This year the work was done in August, but it would probably be better to do it in the middle of June.

Adjournment

- The meeting was adjourned by Fred at 4:00pm.

Fred Banhart
Secretary