

Plumas Pines II Homeowners Association

Board of Directors Meeting

Minutes January 19, 2024

The meeting was called to order by BOD President Rodger Richeal at 3:00pm.

A quorum was established with BOD Members Rodger Richeal, Jorge Helmer, Duane Blomquist, Jeff Hammond and Fred Barnhart in attendance. In addition, 3 Members attended via Zoom (John Admire, Sharon Munson, Dede Barnhart) and 6 Members attended in person (Tonni Giguere, Denise Ruston, Veronica Java, Charlie Giguere, Jeff Ruston, Steve Munson)

Secretary's Report. Minutes for the October 27, 2023 meeting were approved with one modification. The minutes had included the Davis Stirling rule that Board of Directors meetings can be held virtually as long as a physical location is provided. AB 648 revised this rule and as of January 1, 2024 Board of Directors meetings can be entirely virtual with no physical location requirement as long as Members are given adequate notice.

A Member requested that the names of Members attending meetings be included in the minutes so that people who get the minutes, but who did not attend themselves, can talk to someone who did attend. Names of Members in attendance are included in these minutes.

President's Report. The question of whether or not to appoint a Parliamentarian was discussed. Dede Barnhart had been asked by Rodger to look up information on Davis Stirling and provide assistance on adhering to civil code. It was concluded that we did not need to have an official new position of Parliamentarian, but that Dede's offer to quickly look up relevant sections of Davis Stirling was welcome.

President Rodger Richeal announced that he is moving to a new house outside the HOA and therefore would not be able to continue as HOA President. Vice President Duane Blomquist agreed to take on the role and was appointed President by the Board of Directors as allowed by Davis Stirling. Duane will serve as President until the Electio Meeting on June 30, 2024 at which time he will have completed two full terms on the Board and will not be eligible to run again. As soon as possible the Board needs to appoint a Member of the HOA to fill Rodger's term which will end in July 2025.

The HOA will conduct elections in 2024 to elect 2 new Members to replace Duane and Michelle Vaughn (who resigned). Jeff Hammond is currently completing Michelle's term. Jeff will be eligible to run for the Board this year if he so chooses.

Fred was tasked with creating the 2024 election calendar, rules, and process as required by Davis Stirling.

Treasurer Report. Jorge reported on a dead tree near common area D by the 15th fairway. He solicited 9 bids and received 5 responses resulting in 3 formal quotes. The quotes ranged from

\$2500 to \$7500. He also consulted with tree expert Mike Smith whose advice was to not cut the tree at all. Mike noted that the tree is diseased but not dead. There is an issue with accessing the tree which would have to be done from the golf course. Golf Course Superintendent Jason Klemesrud is not willing to provide access. The Board decided not to try to remove the tree at this time. It was mentioned that a dead tree behind 270 Tamarack Pl may need to be removed.

Jorge explained several expenses in the General Ledger including paying for an annual Zoom subscription to facilitate virtual meetings and the expense for snow removal. So far this season we have only required snow removal once. Weed control/fire abatement expenses are \$1600 below budget. Jorge believes that the HOA gets good value from our vendor Flores Landscaping. For example, the \$2400 cost included removing a small dead tree as well as substantial weed whacking and removal of debris. After a comment from a Member questioning the expense of \$2400, Jorge agreed to try to get 3 bids next year. It was observed that the number of qualified and licensed vendors in the area is limited.

Jorge has already started working on a draft budget for the next fiscal year. He stated that his goal is to continue to keep expenses down. Dues have not changed since 2017 but could be increased as much as 20% according to statute. With expenses forecast to be similar from year to year, any increase in dues would mainly go to increase the cash balance to pay for unforeseen expenses such as tree removal. It was generally felt that we should continue to keep a "reasonable" level of cash but not call this a "reserve" fund.

Architectural Committee Report. At the October 2023 HOA meeting a Member expressed concern about open flames on decks and in yards within the community. It was decided to solicit community input as to what, if anything, should be done by the HOA. Fred was tasked with creating and distributing a community survey.

Fourteen Members responded to the survey with the following results:

To the statement "Open fire pits on decks or in yard represent a significant hazard to our community", 11 Members Agreed and 3 Members were either Neutral or Disagreed.

To the question "Should the Board of Directors consider incorporating language into the CC&Rs to prohibit fire pits?" 10 Members responded "yes" and 3 responded "no".

Several Members provided additional comments.

In the conversation following the presentation of survey results there was a sense that although open flames do represent a fire hazard, updating the CC&Rs was not the best strategy to pursue. Updating the CC&Rs would involve some considerable expense and currently there are no other significant changes needed to our current CC&Rs. It was agreed that a communication should be sent to Members reminding them of the dangers associated with open flames and the liability to individual home owners if an accident on their property spreads to other properties.

A Member asked about a topic addressed in the October 2023 meeting regarding fences. It was pointed out that the Architectural Committee has reviewed applications for fences and other improvements and some of these have been approved and others not approved. The issue is what to do when owners do not seek approval and build anyway. There is also the question of if the current Board should seek to enforce possible rule violations which occurred in the past when previous Boards were in office. It was noted that there is a fine schedule which can be used in the event rules are not followed. The Architectural Committee needs to review these issues and make a recommendation to the Board.

Since Duane is becoming the new President, the Architectural Committee is currently without a Chair. Rodger asked Jeff Hammond to chair the committee and Jeff responded that he will consider this and get back to the Board. In the meantime, without a Chair, the Committee is unable to meet.

New Business. Fred mentioned that at the October 2023 HOA meeting it was agreed to retain all HOA documents except physical paper ballots of prior elections and old Membership lists. It was suggested at this meeting that old Membership lists should in fact be kept and not destroyed. We agreed to keep the old lists. Fred will see to it that only the old ballots are shredded.

Public input. Thanks were given to Jorge for his work on HOA financials and to Rodger for his work as President.

The meeting was adjourned at 4:58pm

Next Board of Directors meeting will be April 19th, at 3:00 pm at 150 Tamarack Pl (Helmets) and via Zoom.

A handwritten signature in black ink, appearing to read 'Fred Barnhart', written in a cursive style.

Fred Barnhart
Secretary
April 19, 2024