

Plumas Pines II Homeowners Association

Board of Directors Meeting

Minutes April 19, 2024

The meeting was called to order by BOD President Duane Blomquist at 3:07pm.

A quorum was established with BOD Members Jorge Helmer Duane Blomquist(via Zoom) , Jeff Hammond and Fred Barnhart in attendance. In addition, 2 Members attended via Zoom (Jenny Christopherson and Melanie Stetz) and 8 Members attended in person (Jeff Ruston, Dede Barnhart, Jay Martinkus, Lia Walquist, Karl Walquist, Patty Gleason, Cheryl Hammond, Pam Helmer)

Fred reported that since Rodger Richael has moved out of the HOA area, Rodger is no longer eligible to be on the Board. Jeff Ruston has volunteered to fill out the rest of Rodger's term which will end in 2025. It was moved by Fred and seconded by Jorge, that Jeff Ruston be appointed to fill Rodger's seat on the Board, as permitted by our Bylaws. The motion passed unanimously, and Jeff Ruston was welcomed to the Board.

Secretary's Report. Minutes for the January 19, 2024 meeting were approved with one modification. The modification stipulated that Duane will be President of the HOA until the Election Meeting on June 30, 2024 not July 27, 2024.

Jorge observed that although the minutes from January called for a letter to be written to the Members regarding fire pits and open flames, in fact none was written. Jorge will draft a letter urging Members to be vigilant and careful regarding open flames and to remind Members that they are responsible for the good behavior of their guests and renters.

Treasurer Report

Jorge reported that the finances of the HOA are sound. Fiscal YTD income is slightly higher than anticipated due to collection of late fees on assessments.

Expenses are lower than anticipated due primarily to lower than expected costs for weed control in the common areas and less need for snow removal over the winter. Because of these lower expenses, the ending cash balance is

\$2459 higher than forecast. We do expect to have some election related costs before the end of the fiscal year. At this point, Jorge forecasts an ending cash balance of \$12,286. Jeff Hammond asked if we could put some of the available cash into an interest bearing account. Jorge will look into this.

Jeff Ruston asked if the HOA needed to keep such a large amount of cash in reserve. It was noted that the HOA may, at some point, need to remove a large tree which could be expensive. We need a substantial reserve for this and other potential emergencies.

Jorge noted that only Flores was contacted for weed removal last year but that he plans to get 3 bids this year. Jeff Ruston volunteered to help in securing and evaluating the 3 bids. The goal is to keep the costs for weed control under \$2200.

Since Unit 7 was foreclosed by the bank this year, we may not receive the HOA dues from that property in a timely manner. However, when the property is sold and title transferred, the past due assessment will be part of the closing costs and the HOA will receive the past due amount at that time.

Jeff Hammond moved that we accept the Treasurers report and Jeff Ruston seconded. The motion passed unanimously.

Architectural Committee Report

Duane reported that there are currently no pending requests. All previous requests have been resolved. There have been some inquiries about the need for approval on deck repairs. All these deck projects were for repairs or maintenance of existing decks so no approval is required.

Duane described multiple Architectural Committee violations at the now foreclosed Unit 7 property. After discussion, it was decided that the Architectural Committee should draft a letter to the bank indicating that the property is out of compliance and needs to be brought into compliance at the time of sale. The letter will outline the violations. Karl Waldquist will write the draft with the input of others on the committee. The Board will review, modify, approve and send the letter to the bank. A special Executive Session of the

Board may be required for this action. Jeff Hammond noted that time is of the essence as the bank may try to move forward quickly with a sale.

New Business

Fred reported that we have received 3 nomination forms to fill the 2 open Board seats in this year's election. The candidates are Jenny Christopherson, Melanie Stetz and Thomas Gleason. Rodger Richael will serve as Inspector of Elections.

Fred presented the election calendar which is in line with Davis Stirling requirements.

- 4/24 Pre-Ballot Notice Date Send pre-ballot notice:
 - Date, time and physical address to mail or hand-deliver ballots to inspector(s)
 - Date, time and location of ballot-counting meeting
 - Voter list correction deadline
- 5/14 Last day to submit nomination form
- 5/24-5/31 Mail ballots to members
- 6/29 Last day to receive ballots
- 6/30 Ballot counting meeting.
- 7/27 Annual membership meeting. Introduction of new Board.

Jorge pointed out that the Annual Assessment notification will be mailed in the same envelope as the Ballot package. This will avoid duplicate mailing costs.

Public Input

There was a request for a plot map of the HOA. It was noted that a plot map is available on the HOA website.

There was a request for a list of Members and their residence in Plumas Pines. There may be some privacy concerns around this request and what is allowed. Fred will research the issue and report back to

A member mentioned that she thought all members present at a Board meeting could vote on agenda topics. It was clarified that Members are

Duane thanked all the candidates for volunteering to be on the Board and expressed appreciation to all those attending the meeting in person or via Zoom. Duane adjourned the meeting at 4:07 pm

The next meeting will be the Ballot Counting meeting at 3:00 pm on Sunday, June 30, 2024 at 150 Tamarack Pl (Helmer's)

 6.30.24

Fred Barnhart

Treasurer