

Plumas Pines II Homeowners Association

Board of Directors Meeting

Draft Minutes January 23, 2026

The meeting was called to order by BOD President Jeff Ruston at 3:33pm.

The meeting was conducted over Zoom. A quorum was established with BOD Members Jeff Ruston, Fred Barnhart and Jorge Helmer in attendance. Jenny Christophersen and Tom Gleason were not able to attend.

Six Members attended the Zoom meeting: Dede Barnhart, Karl Walquist, Charlie Giguere, Tonni Giguere, Melanie Stetz, and Jeannie Graham.

Secretary Report

- Minutes - The draft minutes from the October 17, 2025 meeting were approved without modification. The signed minutes will be posted on the HOA website.

Treasurer Report

- YTD Financials – Jorge reported that all HOA dues have been collected except for the house in foreclosure at 219 Tamarack Place. This house has back dues and interest penalties. We expect these amounts to be collected in escrow when the house eventually sells.
- New Expenses YTD include \$160 annual renewal of our Zoom subscription, and \$29 for a stamp to facilitate our transactions at Plumas Bank.
- It is unknown at this point how much of the \$500 cash advance to Steve Munson to cover snow removal has been used. However, residents observed that snowfall has not been heavy so far this season.
- Jorge reported that at the next BOD meeting in April he will present a budget for the next fiscal year. He expects a slight increase for weed control and abatement and for insurance compared to this year.

Architectural Committee

Karl reported that one Architectural Request form was received and approved.

A letter was sent to a Member stating that their property was not in compliance with CCRS due to items visible in front of and along the side of the house. That letter will be resent to the Member's mailing address.

New Business

- Fred reminded everyone that our BOD has annual elections. This year we will elect 2 members. BOD member Jorge Helmer has served 2 consecutive terms and is not eligible to run again. Fred Barnhart has served 1 term, and he will run for a second term. Therefore, we need at least one Member to run for the BOD. Fred will send out notice of critical election process dates.

Old Business

- At the last meeting in October, Jamar Tate, General Manager of PECSD talked to us about the possibility of digging a test well on our HOA open space at the end of Tamarack Pl. President Jeff Ruston sent a letter to PECSD asking for a proposal with details of any test well so our BOD could consider it. To date, we have not received any notification or correspondence from PECSD. Furthermore, test wells have not been on any recent PECSD agenda and have not been discussed. It seems that test wells are no longer being considered by PECSD.

Public Input

- Several Members stated their frustration at the lack of progress regarding the house in foreclosure. Jorge reported that he has sent letters to all banks, financial institutions, and realtors involved and has not received any response from any of them. The HOA could do a clean up of the property, and levy additional fines, but any money due would not be collected until close of escrow.

Director's Comments

- There were no additional Directors' comments.

The meeting was adjourned by President Jeff Ruston at 4:23pm.

The next meeting will be on Friday April 17, 2026 at 3:30pm

Fred Barnhart

Secretary

1/23/2026