

## **Plumas Pines II Homeowners Association**

### **Board of Directors Meeting**

#### **Minutes October 17, 2025**

The meeting was called to order by BOD Secretary Fred Barnhart at 3:35pm.

The meeting was held at 110 Tamarack Pl (Barnhart's). A quorum was established with BOD Members Fred Barnhart and Tom Gleason attending in person and Jorge Helmer and Jenny Christophersen attending via Zoom. Jeff Ruston was unable to attend.

Seven Members attended in person (Dede Barnhart, Karl Walquist, Ann Henderson, Don Henderson, Charlie Giguere, Tonni Giguere, and Patty Gleason). Two Members attended via Zoom (Steve Munson and Melanie Stetz).

#### **Secretary Report**

- Minutes - The draft minutes from the July 27, 2025 meeting were approved without modification. The signed minutes will be posted on the HOA website.
- HOA Board of Directors elections for the fiscal year 2026-2027 will have two openings. Jorge Helmer's and Fred Barnhart's terms will expire. Jorge has served 2 terms and is not able to run again next year.

#### **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.
- The cash balance is \$12,924, slightly above the budget of \$12,793.
- Expenses YTD include \$500 cash to Steve Munson to cover snow removal, \$1752 to State Farm Insurance for our Residential Community Association Policy, and \$44 to Fred Barnhart for the purchase of a microphone and speakers to be used to make HOA meetings more accessible for Zoom participants. Zoom participants confirmed that the

sound quality was good and physical attendees agreed that they could hear remote participants.

### **Architectural Committee**

Karl reported that a letter was sent to a Member advising that the fence built on their property did not comply with HOA guidelines. As requested, the Member has removed the fence.

There are currently no new applications under review. Karl reminded us that Members should use the Architectural Request Form for improvements to their properties.

### **New Business – Guest Speaker Jamar Tate, General Manager of PECSD**

Jamar explained that over the summer there were significant issues with water quality from the two existing production wells. These problems resulted in water restrictions for residents. In response, the PECSD board authorized the drilling of two additional test wells in an attempt to find a backup source. One of the two proposed sites is in our HOA on Common Area D at the end of Tamarack Pl. on the north side. Since this area is HOA property, PECSD needs HOA approval to proceed. To date, PECSD has not officially notified our HOA in writing, or in any other way, of their plans to dig a test well at the Tamarack Pl site. Nevertheless, our HOA Board felt that it was prudent to invite Jamar to provide information and to answer Member's questions.

Fred explained that the HOA Board can only vote on motions that are on the meeting agenda. Our next scheduled Board meeting is on January 23, 2026. The meeting on October 17, 2025 was purely informational and provided an opportunity for Members to ask questions and better understand the issues.

Several Members asked questions and gave their opinions. The issues discussed included:

- At various points in the past, the PECSD Board has voted to build a water treatment plant to take arsenic, manganese, iron and other minerals out of the water we drink. As time goes on without a water treatment plant being built, the cost of building has increased. Some members of the public and the PECSD Board have suggested that

mixing untreated water from various wells would keep water quality within current state guidelines. This approach would avoid the cost of the treatment plant although it would not remove minerals from the water.

- Two test wells have been dug in the recent past but did not offer solutions. One had high levels of arsenic, and the other did not produce an adequate amount of water. There is no guarantee that additional test wells would produce better results.
- Jamar explained that the Tamarack Pl. location was proposed for two reasons. One, it is near the better of the two current production wells and may have water quality and flow that other test wells have not had. Two, the area is large enough and flat enough to accommodate the heavy equipment and large rig required to drill a well. It would probably take about two weeks to punch the test well. The other proposed test well site is on PECSO property across the street from the office on Lundy Lane. This is also the site of the proposed water treatment plant. This site would not require HOA or other approval. Drilling test wells has a significant cost and there is no guarantee that they will provide plentiful or high-quality water. Currently PECSO has sent out RFPs to dig the test wells. Jamar indicated that the costs would vary depending on the type of drilling proposed.
- If a test well on Tamarack Pl was drilled and was successful, the next step would be to dig up the road and run a pipe the length of Tamarack Pl and then down Cottonwood Dr to the proposed water treatment plant site near the PECSO office. This would create significant disruption and inconvenience for those homeowners on Tamarack Place and Cottonwood Dr. during the pipe laying. The water from Tamarack Pl would be mixed with other well water or feed the eventual treatment plant. The cost of piping is approximately \$1 million/mile. A house-like structure would be built over the well on the current Common Space D so that it blends in with the community.
- Funding for the treatment plant is still not secured. Private funding is more expensive but more flexible than state funding. Congressman Kiley is trying to secure some federal grant money. One Member asked if we could first get private financing first and later apply for lower cost

state financing. This would essentially refinance the project at a lower interest rate.

- Jorge asked what kind of compensation our HOA could expect if the process resulted in a production well being drilled at the end of Tamarack Pl. Jamar said that probably the PECSD would offer to buy the land.

Members expressed several concerns about the proposed test well:

- There would be noise generated by the drilling of the well. If successful, there would be additional noise and inconvenience of tearing up Tamarack Pl to lay pipe. Monitoring of the well needs to be done manually so a PECSD truck would drive by and inspect the well daily. A production well would have an exhaust system which would produce some noise, particularly in the summer. One Member reported that his property on Cottonwood is near an existing well and that although there is noise, it is not as noticeable when he is at his house.
- It was pointed out that if the test well was drilled on the PECSD site, it would be near the proposed water treatment site. This option would avoid disruption to our neighborhood and would not require pipes to be laid under the streets.

Several members expressed their preference for a test well to be drilled on the PECSD site before the Tamarack Pl. site.

A motion to approve, disapprove or negotiate any official proposal from PECSD regarding the Tamarack Pl site will be placed on the HOA Board agenda for the meeting on January 23,2026. (Note: No official proposal has yet been received from PECSD to our HOA to dig a test well on our property).

### **Public Input**

- Dede Barnhart expressed appreciation that the golf course cut down the dead trees by the 14<sup>th</sup> tee that had been a topic at previous meetings.

### **Director's Comments**

- There were no additional Directors' comments.

The meeting was adjourned at 4:24pm

The next meeting will be Friday January 23, 2026 at 3:30pm



Fred Barnhart

Secretary

1/23/2026