

## **Plumas Pines II Homeowners Association**

### **Board of Directors Meeting**

#### **January 17, 2025 Minutes**

The meeting was called to order by BOD Secretary Fred Barnhart at 3:06pm.

The meeting was held on Zoom only as no one volunteered to host the meeting at their home. A quorum was established with BOD Members Fred Barnhart, Jorge Helmer and Jenny Christophersen in attendance. President Tom Gleason and BOD member Jeff Ruston were unable to attend.

3 Members also attended via Zoom (Pam Helmer, Dede Barnhart and Steve Munsen).

#### **Secretary Report**

- Minutes - The draft minutes from October 25, 2024 meeting were approved without modification. The signed minutes will be posted on the HOA website.

#### **Treasurer Report**

- Financials – Jorge reported that income and expenses as of 12/31/24 were very much in line with the budget. Although dues have not been received from the house in foreclosure, there was a prepayment of dues and a late fee payment. The net result was a \$20 surplus income over budget. Expenses included snow removal, insurance, website domain renewal and some administrative expenses including renewing our Zoom contract. Our bank account and credit card were hacked but Jorge caught this in time and the bank reversed all the charges so that the HOA had no exposure. We did have to close the account and order new checks. Jorge, Fred and Tom will need to sign a new signature card at Plumas Bank.
- Corporate Transparency Act – Fred reported that enforcement of the CTA was blocked in the courts, then the injunction was lifted and then reinstated again. As of now it appears that the CTA will not be enforced. All BOD members except President Tom Gleason have registered with FinCent as required by CTA.

#### **Architectural Committee**

- Karl was not in attendance but provided a report that there were no pending applications. Jorge suggested that a letter be sent to the membership reminding them that the HOA has requirements around approvals for changes to their property. A copy of the ARCHITECTURAL REQUEST FORM (which is also available on the HOA website) will be attached to the letter. **Fred will ask Karl to draft the letter.**

## **New Business**

- 2025 BOD election – Fred reminded us that there will only be one BOD position open in 2025. Furthermore, since we conducted a paper ballot election last year, Davis-Stirling allows us to have an Election by Acclamation this year if we only have one nomination for the one Board position.

In accordance with Davis-Stirling and our own Bylaws, key dates this year include:

- 3/15/2025 (105 Days before election) - Provide Notice to members of Election Procedures and dates including deadline for nominations and election date.
  - 5/15/2025 (45 days before election) -Last day for nominations
  - 6/29/2025 - Voting Deadline and Ballot-Counting Meeting
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- Fire risk of dead trees – There was considerable discussion by the Board and audience members of what, if anything, to do about dead trees that are near HOA member houses but on Golf Course property. It was proposed that a small group of HOA members schedule an in-person meeting with Golf Course owners to discuss the dead tree issue and to clarify Golf Course management's policy around the general upkeep of golf course property near homes. It was suggested that Tom Gleason be part of this group since he is both HOA President and works at the Golf Course. **Fred will contact Tom about this.**

## **Public Input**

- There was no public input.

## **Director's Comments**

- There were no Director's Comments

## **Adjournment**

- The meeting was adjourned by Fred at 3:58pm.

**Next meeting** – The date of the next meeting will be after the May 15 Nomination Deadline. If we can conduct an Election by Acclamation, that will be done at the Board meeting. Members will be advised of meeting details as soon as the Board sets the new date.



Fred Banhart  
Secretary

April 25, 2025