

Plumas Pines II Homeowners Association

Board of Directors Meeting

Minutes July 27, 2025

The meeting was called to order by BOD President Jeff Ruston at 3:03pm.

The meeting was held at 191 Tamarack Ct (Christophersen's). A quorum was established with BOD Members Jeff Ruston, Fred Barnhart, and Jenny Christophersen attending in person and Jorge Helmer attending via Zoom. Tom Gleason was unable to attend.

Four Members attended in person (Dede Barnhart, Jeff Hammond, Cheryl Hammond and Karl Walquist). No Members attended via Zoom.

Secretary Report

- Minutes - The draft minutes from the June 27, 2025 meeting were approved without modification. The signed minutes will be posted on the HOA website.

Treasurer Report

- YTD Financials – Jorge reported final results for FY 24-25. The FY end financials were positive relative to budget due to lower than expected snow removal costs and no expenses for the 2024 annual membership meeting. Administrative expenses were slightly over budget primarily due to having to purchase new bank checks as well as additional mailing supplies.
- The FY end cash balance is \$13,046, slightly above the forecast \$12,317
- Regarding expenses forecast in the FY 25-26 budget, Jorge reminded us that we pay our website domain every other year and this fee will be payable the current fiscal year.
- Jeff noted that our maintenance vendor Vargas Landscaping has changed names to Alfa 2 Bros. We have received an invoice for \$2200 for common area cleanup this year vs s budget amount of \$2100. The amount of \$2200 was approved by the BOD.

- Jorge reminded Fred and Jeff that, as HOA officers for FY 25-26, all three need to sign a new signature card at Plumas Bank. All will need to take a signed copy of the June 27 minutes.

Architectural Committee

Karl reported that there are currently no new applications under review. It was noted that several properties in the HOA are not being well maintained. Karl will create a letter to be sent to Members indicating specific property maintenance requirements per the CCRs.

Public Input

- Dede thanked the BOD for publishing meeting agendas in a timely manner so that Members can plan to attend meetings. She also thanked the BOD for publishing draft minutes soon after BOD meetings.

Director's Comments

- There were no additional Directors' comments.

The meeting was adjourned at 3:46pm. and attendees proceeded to enjoy the potluck.

The next meeting will be Friday October 17, 2025 3:30pm



Fred Barnhart

Secretary

Minutes approved at HOA Board Meeting 10/17/25