

Plumas Pines II Homeowners Association

Board of Directors Meeting

Minutes July 25, 2026

The meeting was called to order by BOD President Jeff Ruston at 3:15pm.

The meeting was held at 214 Tamarack Pl (Bullentini-Stewart's) and over Zoom. A quorum was established with BOD Members, Fred Barnhart, Jeff Ruston and Donna Stewart attending in person. Tom Gleason and Jenny Christophersen did not attend. There were no attendees over Zoom.

Five Members attended the meeting in person: Dede Barnhart, Pam Helmer, Anne Henderson, Don Henderson, and Denise Ruston. Cheri McCarthy attended for her sister Debbie McCarthy.

Secretary Report

- The draft minutes from the June 26, 2026 meeting were approved without modification. Fred advised that he, Donna and Jeff needed to sign a new bank signature card at Plumas Bank in Portola. They need to present (1) a signed copy of the June 26, 2026 minutes showing the recent election results (2) a letter to the bank indicating that they have signature authority and that Jorge Helmer is no longer authorized (3) A completed personal information sheet.
- The signed minutes from the June 26 meeting will be posted on the HOA website as well as the draft minutes from the July 25 meeting.
- Fred reported that he will be the new webmaster of the HOA website now that Jorge is leaving the Board. Fred asked Members to visit the site and let him know if there is additional information that would be useful. He mentioned that the Vendor List was one of the most useful documents on the site and he encouraged Members to let him know if they have a good experience with a local vendor.

Treasurer Report

- There were no new expenses from the financials presented at the meeting on June 26.
- The HOA received back payments with interest and late fees on the foreclosed house. As these were deposited in July, they will be part of the results of FY26-27

- 41 of the 42 properties in the HOA have paid dues so far for FY26-27.
- The Treasurer's Report was approved by the BOD.

Architectural Committee

Architectural Committee Report

- New chair Pam Helmer reported that the AC had received two Request forms. One, for a privacy screen, has been approved. The second, for removal of diseased trees, was recently received and is being sent to the committee for review.
- Pam mentioned that she and the Committee will walk the HOA and determine if any letters should be sent to properties that are not well kept up.
- Pam reported that there are only 3 Members on the Committee and that she would like to have 4. Members who are interested in being on the Committee should contact her directly at pamelajhelmer@gmail.com.
- It was suggested that the HOA might want to invest in a webcam so members could see current conditions, especially during winter snowstorms. Jorge Helmer offered to research possibilities.

New Business

- The Board voted to approve the following meeting schedule for FY 26-27:
 - 10/16/26 - Friday
 - 4/16/27 - Friday
 - 6/25/27 (election meeting) – Friday
 - 7/24/27 Membership meeting and social - Saturday
- Meetings will begin at 3:30 unless otherwise noted to the membership.

Public Input

- Dede thanked outgoing Treasurer Jorge Helmer for his many years of work for the HOA. She thanked the new Treasurer, Donna Stewart, for volunteering.

Director's Comments

- Jeff mentioned that common area cleanup might start earlier than late June. He suggested that the HOA might consider doing cleanup twice a year, rather than once. As this would involve additional expense, the topic will be put on the agenda for discussion at the next meeting.

The meeting was adjourned by President Jeff Ruston at 4:15pm. and participants enjoyed appetizers, drinks and conversation on the deck.

The next meeting will be on Friday October 16, 2026 at 3:30pm

A handwritten signature in black ink, appearing to read 'Fred Barnhart', written over the printed name.

Fred Barnhart

Secretary

10/16/2026