

Plumas Pines II Homeowners Association

Board of Directors Meeting

Draft Minutes October 16, 2026

The meeting was called to order by BOD President Jeff Ruston at 3:40pm.

The meeting was held over Zoom. A quorum was established with BOD Members, Fred Barnhart, Jeff Ruston, Donna Stewart, and Jenny Christophersen attending. Tom Gleason did not attend. There were no other attendees over Zoom.

Secretary Report

- The draft minutes from the July 25, 2026 meeting were approved without modification.
- The signed minutes from the July 25, 2026 meeting will be posted on the HOA website as well as the draft minutes from this October 16, 2026 meeting.

Treasurer Report

- The only new expenses since the last meeting were for the HOA social and for our website provider WIX. The total was \$48.
- There are still 2 properties that have not yet paid their dues for FY26-27. Donna will contact both owners.
- The Treasurer's Report was approved by the BOD.

Architectural Committee Report

- Pam Helmer reported that the AC had not received any new Request forms.
- Pam and Jeff will walk the neighborhood to determine if any properties should receive a letter asking them to clean up their yards and pine needles before the winter snows. A general letter reminding member to maintain their properties will be sent out in April or after the snow has melted.

New Business

- The BOD discussed whether or not the HOA should do clean-up on the common areas twice a year rather than the current once a year. Fred pointed out that adding another \$2000 to the budget would require a dues increase of over \$45 per property. Jeff mentioned that we didn't really need two cleanups this year and that if we did the annual cleanup

In June rather than July, then the neighborhood would look better. Jeff will contact our weed abatement service to confirm that they will do the cleanup in June and accept payment in July. This will keep payments in the current fiscal year. The BOD will not consider a dues increase for this purpose at this time.

Public Input

- Jorge mentioned that emails from the HOA are going to his spam folder.

Director's Comments

Fred mentioned that he contacted Plumas County to try to get contact information for the new owner of 219 Tamarack Pl. The county Assessor's Office said they also do not have that information. Generally we get this information from the Title Company, but for some reason we have not yet been informed. Donna offered to speak to the owners when she sees them and Jenny offered to contact the Title Company.

The meeting was adjourned by President Jeff Ruston at 4:14pm.

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

Fred Barnhart
Secretary
10/17/2026