

March 19, 2026 Meeting minutes

APRA BoD Meeting

Open Forum: No Attendees

Meeting Administration

- Called to order 5:30 PM, 4 of 5 board members present
- Brenda accepted but joined late, Shorty unable to attend
- Minutes from Feb 19. approved via motion

Parking Pad Update

- County Director Derek and Matt provided positive update on new parking pad
- CTC (California Tahoe Conservancy) continues their investigation despite county easement
 - County lawyers will address CTC's objections
 - County open to discussing land swaps if needed
 - No current threat to new pad approval
- Winter performance encouraging
 - Public using public lot, members using member lot as intended
 - Few enforcement issues, all resolved without sheriff involvement
 - TBA (Tahoe Backcountry Alliance) reportedly satisfied with arrangement
- County may seek paving approval this summer

Financial Status

- General finances strong due to minimal snow removal costs
- Property tax credit: \$12,000 refund received, \$4,500 annual savings going forward
- Delinquent member payments are progressing well.

Annual Budget & Dues Increase

- Proposing 10% dues increase (first in 3 years)
 - Homeowners: \$1,600 → \$1,760
 - Lots: \$440 → \$484
- This will help fill reserve gap for any major repairs or expenses and support maintenance on recreation facilities.
- Reserve fund analysis was discussed/
 - It considers major equipment replacement needs over next 10-15 years
 - John Deere loader (oldest equipment) primary risk
 - Tennis courts requiring significant investment

- Budget adjustments:
 - Loader maintenance: to \$15k (upcoming services)
 - Fuel costs: Reduced \$2k (minimal usage this year)
 - Common area maintenance: \$2.5k → \$5k
 - Fire hydrant maintenance: \$8k addition

Recreation Committee Update (Brenda)

- Tennis court resurfacing company identified in Truckee area
- Strong opposition from nearby residents for both basketball and pickleball
- Survey showed 70% want one tennis court plus another sport
- Legal review needed for CC&R compliance before proceeding

Legal Counsel Selection

- Multiple attorney referrals received for ongoing HOA needs
- Two-tier requirement:
 1. On-call relationship for routine board questions
 2. Formal services for CC&R updates and member communications
- Chris and Carl to conduct initial interviews, then shortlist for board decision

Annual Meeting Planning

- Date set: June 20th (avoiding July 4th weekend)
- Fire-wise dumpster schedule uncertain due to early snow melt
 - May occur before annual meeting this year
 - Timing dependent on neighborhood readiness and county grants
- Grant funding secured through Clark County Nevada development fund

Next Steps

- Chris: Draft budget cover letter explaining dues increase rationale
 - Chris: Add fire hydrant maintenance to budget, finalize 10% increase
 - Brenda: Obtain tennis court resurfacing quotes before next meeting
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