Minutes of the Meeting of the
Nakoma Community Association Board of Directors

March 12, 2026 (approved 07-29-2026)

I. **Call to Order and Roll Call**

A meeting of the Board of Directors for the Nakoma Community Association was held at 15 Pacific Street in Portola, CA and via ZOOM teleconference on Thursday, March 12, 2026, pursuant to the written Notice of Meetings. Board Members Dan Gallagher, Sarah Weddle, and Jeff Funk were present. Todd Garvey and Bev Wesner Hoehn participated via Zoom. Four association members were present. Joleen Cline, Administrative Manager, served as recording secretary. Dan Gallagher called the meeting to order at 3:07 p.m.

2. **Public Comment**

Patricia Ryan stated there are Nakoma lots that have been sold and still have the Nakoma signs on them. In addition, signposts throughout the community are aging and need attention.

Carey Curtis reported there has been a change in welcome committee members. Linda St. Pierre is retiring from the committee. Marcy Hughes is also leaving the committee. Katherine Parish and Gianna Cavanagh are joining the committee. The other two committee members are Cary Curtis and Victoria Katchis.

3. **Approval of Minutes**

After review, upon motion duly made, seconded and unanimously carried, the Board approved the minutes of the January 22, 2025, meeting as presented.

After review, upon motion duly made, seconded and unanimously carried, the Board approved the minutes of the June 18, 2025, meeting as presented.

After review, upon motion duly made, seconded and unanimously carried, the Board approved the minutes of the November 18, 2025, meeting as presented.

4. **Committee and Admin Reports:**

   a. **Treasurer's Report**

      i. **Financial Reports for the period ending 02/28/2026**

      Joleen Cline provided financial reports via email and posting to the web prior to the meeting.

      After review, upon motion duly made, seconded and unanimously carried, the Board approved the financial reports for the period ending 02/28/2025 as submitted.

ii. **Report on Delinquent accounts**

Joleen reported there are no actions to take today. 4 registered notices were mailed out.

b. **Design Review Committee**

i. **New and Progressing Projects**

Dan Gallagher provided the following update**:**

1. 958 Startop (lot 228) Construction phase: Projected finish March/April 2026
2. 542 Great Spirit (lot 266) Construction phase: Rough framing - almost closed in.
3. 430 Great Spirit (lot270) Awaiting Final submittal of plans.
4. 934 Clouds Rest (lot 337) ***Finished***. Final inspection completed.
5. 681 Clouds Rest (lot 343) Utilities are in. Building platform complete. Final submittal approved.
6. 120 Fox Run (lot 8) Prelim and final submittal approved. Trees removed. Spring start.
7. 998 Moon Shadow (lot 242) Final submittal approved.
8. 459 Dancing Bear (lot 107) Final submittal approved.
9. 104 Fox Run (lot 10) Final submittal approved. Awaiting building permit.
10. 104 Fox Run (lot) Landscape submittal in review
11. 83 Great Spirit (lot251) New driveway submittal approved with concession that old driveway be returned to natural state in a timely manner, erosion control, and SRA fire safe guidelines.
12. 169 Windsong (lot 13) Rough frame in progress.
13. 1608 Dream maker (lot 147) Retaining wall in progress.
14. 189 Red Sky (lot 204) Final submittal approved. Ground/foundation to begin late March.
15. 368 Falling Water (lot 071) Approved re-roof to begin in spring.

Patricia Ryan asked that the DRC prioritize having driveways not facing the roadways.

ii. **Accept resignation of Ted Hoehn**

Dan reported that Ted Hoehn has retired from the DRC Committee.

iii. **Announce opening for a committee member**

Dan reported that the committee would like to add a volunteer to serve on the DRC committee.

c. **Administrative Manager Report**

i. **Community Directory and Disclosure**

The board reviewed the draft directory presented by Joleen Cline. They directed Joleen to email it to the members who participated in the directory and offer to send a printed copy to those participants who request it.

d. **Maintenance Manager's Update**

i. **Equipment Report**

Joe reported we moved into spring overnight. We will need a new plow for the new truck. Trucks and sanders are all working well. There were several small and medium trees that went down during the recent storms.

Joe reported that all gates are working now. He will be working on rehab and re-alignment of signs.

5. New Business

i. Accept Resignation of Dr. Beverly Wesner-Hoehn – Announce Board Vacancy

Dan thanked Beverly for her service on the Board.

ii. Review and Accept Engineering Proposal for Trail Improvements

Dan reported we have trails that are in need of improvement. Greg Hines, civil engineer, will inspect and provide a proposal for trail improvements.

Rich reported he supports the trail improvement and asked if the association might bring back the volunteer committee for trail maintenance.

After review, upon motion duly made, seconded and unanimously carried, the Board approved the proposal as reviewed (attached).

iii. Review/approve updated Schedule of Fines and Enforcement Procedures Re: AB130 for distribution to members.
Pending

iv. Community mailing including Directory, Updated Election Policy, Proposed Updated Schedule of Fines, and Enforcement Procedure (set future Board meeting date)

Pending receipt of proposed fine and enforcement policies.

v. FMP Committee Formation

Patricia reported they changed the name from FMP to Community Wildfire Prevention (CWP). The CSD is planning to designate a committee charter. She suggested there should be 2 members from each board as well as community members. In 2021/2022 the effort had quite a bit of momentum behind efforts with a working group of interested members. We were contacted by Plumas Firewise who were offering funding for fire fuels removal. There was a big promise of a lot of work getting done. Over 3 years ago they spent money on archeological studies. Firewise ran out of funding before a majority of the work could be completed. The work that Winningham completed prior to that was beautiful, however, the most recent work was not of the same quality. In the future we need to be specific about the final condition of the land.

We are proposing to formalize this committee and sits under the charters of both the HOA and CSD. Patricia reported that the CSD formalized it as a standing committee with agendas and minutes.

Dan reported that Forest Service recently reached out to Dan regarding work they have planned near the Nakoma Community. Their contractor is interested in providing a bid to also complete work at Nakoma.

After review, upon motion duly made, seconded and unanimously carried, the Board moved to participate in the committee with Dan Gallagher and Sarah Weddle as the two members representing the HOA in the collaborative meeting.

5. Set date for Annual Meeting 2026

After discussion, the Board set the 2026 annual meeting for Sunday, September 13, 2026.

6. Adjourn to Closed Session at 3:57

- **a. Review/Edit MOU (legal)**
- **b. Review/Edit/approve Contract for gate upgrade (legal)**

7. Return to open session and announce actions taken

After review, upon motion duly made, seconded and unanimously carried the Board approved the MOU drafted by the Board and reviewed by legal counsel for Fire Wise planning and implementation with the CSD.

8. Adjourn

After review, upon motion duly made, seconded, and unanimously carried, the Meeting was adjourned at 4:48 pm.

Minutes were taken and presented by J. Cline