

APPROVED

CARNELIAN WOODS TOWNHOUSE ASSOCIATION

TO: CARNELIAN WOODS BOARD OF DIRECTORS
FROM: ALEX LUKASH, BOARD SECRETARY
SUBJECT: BOARD MEETING OF APRIL 25, 2009
CARNELIAN BAY, CA. 96140

CC: PROJECT MANAGER, JOE KRAUSE

The meeting was called to order at 9 am by board president, Lee Shuff.
Members Present: Shuff, Lukash, Okumura, Terry, Thomas, Hubachek (by phone),
Sullivan (by phone), Dworsky (by phone).
Members Absent: Simcoe

Project Manager: Joe Krause

1. APPROVAL OF MINUTES 1-31-2009

- a. Motion to approve: Okumura; 2nd Terry; Minutes approved.

2. TREASURERS REPORT (DAVE SULLIVAN)

INCOME STATEMENT (MONTH ENDING 10-31-08)

- a. October expenses were higher due to pool, spa, and loader repairs.
Motion to approve: Hubachek; 2nd Terry; Motion approved

INCOME STATEMENTS (1-1-09 to 3-31-09)

- a. January salaries were \$1002 under budget, pool and spa repairs were \$427 under budget; fiscal year to date, expenses were \$2599 under budgeted amount. Motion to accept: Hubachek; 2nd Dworsky; Motion approved.
- b. Professional fees were \$2060 higher due to attorney's fees connected With the foreclosure against Unit #67 and consulting fees with Sagan design regarding the deck and lot consolidations to reduce school parcel taxes. Emergency truck and loader repairs were above budgeted amounts. Fiscal year to date expenses were \$2402 under the budgeted amount. Motion to approve; Okumura, 2nd Terry. Motion approved.

- c. March snow removal expenses was up, workers comp was up. property taxes were paid in full until November. Fiscal year to date is income is \$3228 above budgeted amount. Motion to accept: Hubachek, 2nd Lukash. Motion approved.

CAPITAL ACCOUNT (6 MONTHS ENDING 3-31-09)

- a. Income, including the forestry grant, was \$324,756.
- b. Expenditures, including forestry management, loader repairs, pool fence, pathway handrails, and decks were \$109,537.
- c. Capital account totaled \$215,219 at the end of March

DUES IN ARREARS (DAVE SULLIVAN)

- a. Three units are in arrears in dues payments, interest charges and Attorney's fees.
 - 1. Unit # 67 - a foreclosure is still being processed for CWTA. Mark Romeo recommends postponing the notice of sale on this property until all legal issues concerning this property can be determined.
 - 2. Unit # 122 is still in arrears. Motion to file a notice of default against # 122; Shuff, 2nd Hubachek. Motion approved by a vote of 8-0. The motion was resolved that in the best interest of this Corporation to direct S.B.S. Lien Services, 31194 La Baya Drive, Suite 106, Westlake Village, California 91362 as the foreclosure trustee for the Association, to commence a non-judicial foreclosure of the September 4 2008 Lien against Unit 122; provided however, that no notice of sale shall be posted, recorded, published and served until further resolution of the board; resolved further that the officers of this Corporation are hereby authorized to do all things necessary and/or to execute any and all documents to fully effectuate the foregoing resolutions.
 - 3. Unit # 109 is in arrears.

3. MEASURE A TAXES (CRAIG THOMAS)

- a. Gary Furumoto of Sagan Design group is waiting for written confirmation from the Placer County Assessor that it is legal to consolidate the assessors parcel numbers (APN) on the undeveloped lots. CWTA will then be able to combine 123 APN's into 14. The 123 lots will retain all building and coverage rights, but be grouped into 14 APN's, thus saving dollars on Measure A school parcel taxes.

4. SECURITY COMMITTEE

- a. Proposed new rules, regulations and fines were discussed by the board. A motion to approve these rules was made by C. Okumura; 2nd, Thomas. Motion approved. New rules will be posted on the CWTA website.

5. INSURANCE COMMITTEE (Joe Hubachek)

- a. Placer County has asked for documentation on insurance on the sheriff's station.
- b. All homeowners must carry insurance on fixture within their units.
- c. The CWTA office has a list of all insured and approved contractors. If a homeowner does not use one of these contractors, the homeowner must insure against liability.
- d. There have been no claims of significance.

6. ARCHITECTURAL COMMITTEE (Cary Okumura)

- a. Unit # 133 has asked to remove a non-load bearing kitchen wall.
- b. Unit # 112 has asked to replace a rotted deck support. The association will split the cost for this replacement.
- c. Unit # 60 has installed satellite TV. The cables will be redirected inside the wall and any penetrated siding will be replaced.

7. GOVERNMENT AGENCIES (GEOFF SIMCOE)

- a. No report.

8. FORESTRY COMMITTEE (RUTH DWORSKY)

- a. Not all raking around units and limbing up of trees will be completed this year. \$5000 will be spent on limbing and \$1000 for raking. The most important work will be done this year and the rest put on until the next fiscal year. Staff will need to list their hours spent on forestry work to enable better budgeting.
- b. The fire department has received a \$40,000 grant to make the Carnelian Creek area safer from fire. It was requested that we budget 15%, (\$6000) in next year's budget as our share for this project.

9. CAPITAL BUDGET (LES TERRY)

- a. The new state mandated capital reserve study will require more reserve funding for CWTA and a substantial increase in next year's dues. The study will be worked into our projections and will be used in the future.
- b. TRPA has notified the Association that the lodge deck will need to be completely rebuilt, ADA compliance observed, and additional ADA egress from the pool area added. Homeowners will need to be informed of the fiscal consequences of this order.
- c. The swimming pool drains will need to be completely reworked to comply with the Virginia Graeme Baker Pool and Spa Safety Act before the pool can be opened for

the season. This will also require re-plastering of the pool. The low bid for this work is \$53,xxx. Motion to accept this low bid and proceed with the necessary work; L. Terry; 2nd Thomas. Motion approved.

d. Steve Kleffman will start an under soffit utility box restoration as a demonstration project under Unit #2.

e. The homeowners will need to be sent a summary of the reserve study prior to the annual meeting.

10. PROJECT MANAGER'S REPORT (Joe Krause)

a. The pool is being pumped out. Work will begin 5-01-09.

b. The spas have been refurbished, the locker rooms still need some work.

c. Equipment has been purchased and power washing of unit decks has been started.

d. Future projects involve a new sign at the highway entrance, new parking lot signage, new pool and spa signage and repairing and/or replacing par course signage.

e. Three units have sold since October, but only \$350 in transfer fees have been received. This will be looked into.

11. OLD BUSINESS

a. A survey will be e-mailed to homeowners to be filled out. This will be coordinated with Janice Simcoe, webmaster.

12. NEW BUSINESS

a. Placer County is still making lease payments and keeping the heat on in the empty sheriff's substation. The county has not informed us as to their long term plans for this facility.

CONCLUSION

Board meeting closed at 11:48 AM, the meeting was adjourned and the board was to meet in executive session. The next board meeting will be held on June 6, 2009 at 9AM at Carnelian Woods clubhouse.

Submitted:

Alex Lukash, Secretary

Carnelian Woods Homeowners Association

Unit #42

04-30-09

