

CARNELIAN WOODS TOWNHOUSE ASSOCIATION

TO: CARNELIAN BAY BOARD OF DIRECTORS
FROM: ALEX LUKASH, BOARD SECRETARY
SUBJECT: APPROVED MINUTES OF BOARD MEETING OF August 6, 2011
CARNELIAN BAY, CA. 96140

The meeting was called to order at 9 AM by board president Lee Shuff.
Member present: Shuff, Okumura, , Thomas, Dworsky, Duffy, Sullivan
Hubachek
By Phone: Lukash, Simcoe

GENERAL MANAGER, LES TERRY

1. SECRETARY'S REPORT (ALEX LUKASH)

- a. Approval of board minutes of the 6-4-11 meeting. Move to approve-Thomas, 2nd Okumura. Minutes approved.

2. TREASURERS REPORT (DAVE SULLIVAN)

- a. The May and June 2011 income statements were introduced. Budget variances include positive income on Carnelian Woods Services of \$7062.
- b. Expenditure variance from budget include \$1000.00/month added to the capital fund reserves. Some payroll taxes were added to capital items; professional fees are above budget due to an ongoing claim on the sheriff's substation. There were also some general maintenance expenditures of a capital fund nature.
- c. The YTD variance is now negative \$36,164 primarily due to the unexpected long, harsh winter.
- d. Motion to approve financial report-Hubachek; 2nd-Okumura. Abstain-Simcoe. Motion approved.

DELINQUENCIES

- a. Units #19 is in arrears. Unit#122 is still due last quarters dues plus late fees. This is the responsibility of the foreclosing bank
- b. The staff will generate a form letter and will send out delinquency notices.

3. SECURITY COMMITTEE (LES TERRY)

There is still some illegal overnight use of the spas.

4. INSURANCE COMMITTEE (JOE HUBACHEK).

We are paying less than last year. Patricia Cole is to be commended for setting the new policy in effect several years ago.

5. SHERIFF'S OFFICE (JOE HUBACHEK)

a. Placer County has rejected our claim, primarily on semantics; they are trying to slow down the process. If the claim goes to trial, CW's costs are estimated to be \$25,000 to \$40,000. Our attorney, Lou Basile, has told us that he now has two similar suits against Placer County.

6. ARCHITECTURE COMMITTEE (CARY OKUMURA)

- a. A window issue with Unit #9 is still in the resolution stage.
- b. Units #48 and 128 still need some paperwork signed.
- c. Motion to sign a contract with a bat remover, not to exceed \$1500/year – Hubachek; 2nd Simcoe. Motion approved

7. GOVERNMENT AGENCIES (GEOFF SIMCOE)

- a. The Nevada State Legislature has approved a bill to withdraw from TRPA in 2015 if some demands aren't addressed.

8. UNDEVELOPED LOTS (CRAIG THOMAS)

- a. No report.

9. FORESTRY COMMITTEE (RUTH DWORSKY)

- a. The annual rake-off on July 9 was a success.
- b. CW may qualify for another \$10,000 grant as early as September. CW already has 250 volunteer hours toward the grant.
- b. Trees by roads have been limbed up the required distance.
- c. Raking still has to be completed around units 22 through 76.

- d. A registered forester will check our property this fall; this is required every three years.

THE BOARD HELD A DISCIPLINARY HEARING AT 10:45 AM

A homeowner was required to bring an illegally converted shed back to its original, approved use. A letter will be sent to the home owner summarizing what they have to do in the short term and giving them 30 days to submit a proposal regarding the long term solution.

MEETING RESUMED AT 11:15 AM.

10. CAPITAL BUDGET (LES TERRY)

- a. Repainting the units will cost approximately \$325,000; this includes \$245,000 for painting and \$80,000 for replacement siding.

11. PROJECT MANAGER'S REPORT (LES TERRY, GM)

- a. The pool re-opened on June 18.
- b. Carnelian Woods service continues to pick up new business.
- c. Exterior lighting improvements will start at units 108-113
- d. There has been no communication regarding the access gate at the end of Carnelian Woods Avenue.
- e. The freeze alert program is going well with eight units now having them installed, Also, several thermostats in the three level units have been moved to the first floor where the most heat demand is required.

12. HOMEOWNERS MEETING 9-17-11

a. 39 homeowners, including proxies, are required for a quorum to make the annual meeting a legal meeting. 60 units need to be represented as a quorum to approve the budget.

b. Mail in ballots for the board election have been sent to all homeowners. Instructions on the ballot were mailed to homeowners along with the ballots.

13. OLD BUSINESS

a. There will be a homeowners and neighbors party tonight. So far, 47 RSVP's have been received.

14. NEW BUSINESS

a. Management has proposed spending \$8,000 for a bocce court. A vote was taken to submit this to the homeowners at the annual meeting. The vote was 7 ayes, 2 nays-Duffy and Simcoe. The proposal will be submitted to owners at the annual meeting.

b. A link to other web site on CW's page will be developed.

THE BOARD ADJOURNED TO EXECUTIVE SESSION AT 12:20 PM , RECESSED AT 12:30 PM

15. NEXT BOARD MEETING

The next board meeting will be on September 17, 2011 at CW Lodge.

The meeting was adjourned at 12:30 PM

Respectfully submitted on 8-26-11

Alex Lukash, Secretary CWTA