

APPROVED

CARNELIAN WOODS TOWNHOUSE ASSOCIATION

TO: CARNELIAN WOODS BOARD OF DIRECTORS
FROM: ALEX LUKASH, BOARD SECRETARY
SUBJECT: BOARD MEETING OF SEPTEMBER 20, 2008
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, Sullivan, Lukash, Okumura, Terry, Dworsky, Hubachek, Thomas
Absent: Simcoe
Project Manager: Joe Krause

1. APPROVAL OF MINUTES 8-9-2008

- a. Motion to approve: Hubachek; 2nd Thomas; Abstain: Terry. Minutes approved.

2.TREASURERS REPORT (DAVE SULLIVAN)

FINANCIAL REPORT

- a. The 2007-08 expenses are \$6163 over the budgeted amount. This is primarily due to logging expenses and will be recouped with the special assessment approved by homeowners.
- b. The proposed budget for the 2008-09 fiscal year will continue tree maintenance and removal; \$6336 is budgeted for this; professional fees will increase, the undeveloped lots will continue to be a property tax problem

DUES IN ARREARS (DAVE SULLIVAN)

- a. Units #67 and 122 are in arrears in dues payments, interest, attorney's fees. Liens have been filed and foreclosure proceedings are being investigated.

BIDS FOR ACCOUNTING AND PAYROLL SERVICES

(DAVE SULLIVAN)

- a. We have a list of three candidates to interview. November is a projected time for a choice to be determined.

3. UNDEVELOPED LOTS ALTERNATIVES (CRAIG THOMAS)

- b. Gary Furumoto of Sagan Design group has informed us the the Tahoe Conservancy is interested in making an offer on the 22 acre parcel between Carnelian Woods Blvd and Sahara Drive, north of Unit #76. However, the State of California has no budget so no offer will be forthcoming soon.
- c. It is possible to consolidate the 123 undeveloped lots and lower the overall Measure A school tax; we could do this and still bank the development rights associated with the lots, or we could bank some lots and combine others. However, the association would have to have a policy of "no lot development - EVER" for this strategy to work.

4. SECURITY COMMITTEE

- a. A tenant issue came up (agricultural growing of cannabis in a unit, noise, litter, profanity) and the tenants were evicted. Homeowners need to know that they are ultimately responsible for tenant's behavior. A fine structure with "teeth" will be developed and presented to homeowners at the 2009 annual meeting.

5. INSURANCE COMMITTEE (Joe Hubachek)

- a. Photos of forestry work implemented by Ruth Dworsky were sent to CWTA's insurance company and rates were reduced by \$1800.

6. ARCHITECTURAL COMMITTEE (Cary Okumura)

- a. Unit # 15's window request is still pending. The homeowners are having contractor problems. However, a completion deadline may need to be implemented.
- b. Unit #7's new homeowners have made an application for windows in the shed addition. The committee has approved the request.
- c. The committee is still investigating bringing satellite service to CW.

7. GOVT. AGENCIES (GEOFF SIMCOE)

- a. No report.

8. FORESTRY COMMITTEE (RUTH DWORSKY)

- a. The logging fuel reduction program came to \$155,669.60 which was \$5669.60 above original estimates. This was due to 68.5 acres being treated, not 60 as was originally quoted. Joe Hubachek will help Ruth attempt to resolve this apparent contract discrepancy with the logger.
- b. The masticators were billed hourly at \$200/hour and the total was higher than projected.
- c. We are expecting a letter regarding the forestry grant in the next two Weeks; it will be signed and sent with all documentation to an office in Southern California. The funds will be coming, the timing is still uncertain.
- d. Some homeowners feel specific trees near their units should be removed. It is not possible to grant these requests because of government restrictions. Also, if no ladder fuels exist under these trees, they pose no hazard according to professionals. TRPA prohibits removing trees for view enhancement.
- e. Recommended forestry maintenance requirements were distributed.

8. CAPITAL BUDGET (LES TERRY)

- a. Capital items for 2008-09 are pool and pool maintenance, pool and spa accessories, snow blowers, lot sealing and striping, loader-major service, decks and entries, and under unit renovation.
- b. A state mandated capital reserve study will be necessary in 2009. Two companies were evaluated, and Association Reserves, Inc. has been selected to perform the study. Motion to accept Association Reserves - Terry; 2nd - Hubachek. Motion approved.
- c. It has been decided to hire Gary Furumoto of Sagan Design to evaluate , prioritize, bid out and contract out four projects for CWTA; these are the path and lot lighting project, pool, lodge deck and under unit refurbishment. His compensation will be based on a time and materials basis. He will also do three on-site inspections during the projects. Gary has experience doing this type of work for other associations in the Tahoe basin. This will hopefully give staff more time to devote to other priorities.

9. PROJECT MANAGER'S REPORT (Joe Krause)

- a. A shed purchase request still needs more information from the owner to proceed. A final letter has been sent to the owners to see if they are still interested.
 - b. Three of four snow blowers may still have useful life'
 - c. The pool deck and fiberglass need repairs, filters need replacement. A report from a pool company indicates that a fiberglass lined pool has a life expectancy of 15 years; at 30+ years, our pool is well beyond that. Major repairs and/or replacement will be necessary in the future, but staff will keep the pool going as long as they can.
 - d. Deck repairs, unit entry repairs and railing repair/replacement will be done this Fall as weather permits.
 - e. The par course will be brought back into good condition next Spring.

12. OLD BUSINESS

- a. None

12. NEW BUSINESS

- a. A new updated website has been created by Janice Simcoe. The site has a homeowners only section; user id: cwta, password is onthelake. Our thanks to Betsey Terry for her wonderful job as webmaster over the last few years.
- b. Title ownership held in LLC's will be discussed at this afternoon's annual homeowner's meeting.

CONCLUSION

Board meeting closed at 11:05 am, meeting adjourned. Next Board meeting will be held on November 15, at 9am at Carnelian Woods Clubhouse. There will be a short meeting at 9am on the 9-21 for committee assignments for the 2008-09 year. Board members adjourned to executive session.

Submitted:

Alex Lukash, Secretary
Carnelian Woods Homeowners Association
Unit #42
8-21-08