

APPROVED

CARNELIAN WOODS TOWNHOUSE ASSOCIATION

TO: CARNELIAN WOODS BOARD OF DIRECTORS
FROM: ALEX LUKASH, BOARD SECRETARY
SUBJECT: BOARD MEETING OF SEPTEMBER 19, 2009
CARNELIAN BAY, CA. 96140

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

Interim Unpaid General Manager: Les Terry
CWTA Legal Counsel: Mark Romeo

1. APPROVAL OF MINUTES 8-8-2009

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

2.TREASURERS REPORT (DAVE SULLIVAN)

INCOME STATEMENT (YTD)

- a. 2008-2009 expenses were \$2989 above income.
- b. Management salaries were lower with Les Terry volunteering his time as general manager; overall salaries were higher due to increases in workers comp, retirement donations were higher, payroll taxes were higher, recreation salaries were higher.
- c. Professional fees were above the budgeted amount due to engineering studies for upcoming projects and attorney's fees concerning several delinquencies.
- d. Maintenance Fees were above the budgeted amount.
- e. Interior repair and vending income was up \$14,000 because of more stringent controls.
- f. Next year management salaries will increase with the hiring of a new general manager approximately 7 months into the budget requiring an increase in dues.

- g. The proposed increase will allocate an additional \$27/month/unit toward the capital fund.
- h. A new paycheck system will be instituted next year with about a 50% decrease administrative costs.
- i. Motion to Approve: Thomas; 2nd Dworsky: Motion approved.

CAPITAL ACCOUNT (8 MONTHS ENDING 5-31-09)

- a. The dues increase for the capital account will be \$81/quarter/unit.

DUES IN ARREARS (DAVE SULLIVAN)

- a. Two units are delinquent; #67 is in bank foreclosure, #122 has not made a required payment of \$1100.

3. MEASURE A TAXES ON UNDEVELOPED LOTS (CRAIG THOMAS)

- a. A presentation will be made at the annual meeting this afternoon detailing a brief history of the Measure A Tax negotiations and how the settlement still does not solve the long term question of what to do (if anything) with the undeveloped lots.

4. SECURITY COMMITTEE (LES TERRY)

- a. New homeowner parking stickers will be distributed at the annual meeting.
- b. Parking pass enforcement is helping lot overcrowding; the #20's lot is still a problem.
- c. Bears breaking into units and cars are a problem.
- d. Large rental groups present a special problem with noise and parking lot issues; the rental agents have been asked to distribute these groups around the project.

5. INSURANCE COMMITTEE (JOE HUBACHEK)

- a. Insurance rates were lower partially due to the forestry work.

6. ARCHITECTURAL COMMITTEE (Cary Okumura)

- a. Unit #132 has asked to replace windows and sliders with a fiberglass framed Milgard product. This has been approved. The request for an alternate product was not approved.
- b. Unit #45 has replaced windows without prior approval. The siding around the windows will have to be replaced to avoid possible liability to the Association in the future.
- c. Unit #1 has requested to replace single pane windows with double pane. The request is pending.

Motion to approve this report- Okumura; 2nd Terry. Motion approved.

7. GOVERNMENT AGENCIES (GEOFF SIMCOE)

- a. No new issues impacting the Association.

8. FORESTRY COMMITTEE (RUTH DWORSKY)

- a. The Carnelian Creek area will be treated this 9-21-09. CWTA will be required to contribute \$6,000 toward this project. The North Tahoe Fire Department is funding the bulk of this project (total cost around \$24,000).

- b. Defensible space work still needs to be done around units #35 through 76. This involves limbing trees and raking pine and fir needles.

- c. Carnelian Woods forestry work has been nominated as the best fuel reduction project on the North Shore.

- d. Ruth Dworsky has proposed a \$100 gift to Stu McMorow for all of his help with our forestry projects, provided it is not a governmental ethical issue.

Motion to approve – Terry; 2nd Shuff. Motion approved..

9. CAPITAL BUDGET (LES TERRY)

- a. The background on the State mandated capital reserve study will be presented to the homeowners this afternoon. Even though the study showed our 30 year reserves to only be at 8.8% funded, the two biggest items impacting this percentage are the lodge deck, which will be funded through an assessment, lodge and unit roofs, which an independent roofer estimates still have at least 15 years of life. Without these items, the funded percentage should rise. The assessment choices to be presented this afternoon include choosing the assessment amount and whether or not to finance or spread the assessment out over 4 payments.

- b. Other items have been discussed during the treasurer's report.

10. IUGM'S REPORT (LES TERRY)

- a. The pool equipment building has been painted with elastomeric paint.

- b. Unit entries and decks have been refinished up on the hill units.

- c. Under soffit work has been finished on units #108-155.

- d. CWTA entry sign renovation is complete except for lighting.

- e. All path safety rails have been repaired and repainted.

- f. The pool fence has been painted

- g. Chris Breuning has resigned, amicably, and his position is now occupied by the promoted Damien Sauerbrauer.

- h. Homeowner requested repair income is up significantly.

- i. Two old pool cover panels have been replaced, and new pool cover reels purchased.

- j. Southwest Gas is replacing all gas lines at CW.

11. OLD BUSINESS

a. A survey of homeowners has been completed. There were a total of 47 responses. On building the capital fund, the responses were almost evenly split, with 16 wanting a special assessment vs. 13 wanting it coming out of dues and 8 in favor of borrowing; the other responses were not significant.

b. The overwhelming majority agreed that forest work should be funded by dues.

c. 32 homeowners wanted no development of the lots on the hill; 12 were in favor of development.

12. NEW BUSINESS

a. The annual CWTA meeting will be in the lodge at 1 PM, with dinner following.

CONCLUSION

Board meeting closed at 11:25 AM, the meeting was adjourned. There will be a short board meeting at 9:00 AM, September 20, 2009 to elect board officers, make committee assignments, and set meeting dates.

Submitted:

Alex Lukash, Secretary

Carnelian Woods Homeowners Association

Unit #42

10-03-09