

APPROVED

CARNELIAN WOODS TOWNHOUSE ASSOCIATION

TO: CARNELIAN WOODS BOARD OF DIRECTORS
FROM: ALEX LUKASH, BOARD SECRETARY
SUBJECT: BOARD MEETING OF AUGUST 9, 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, Simcoe (by phone), Dworsky, Hubachek, Thomas
Absent: Terry
Project Manager: Joe Krause

1. APPROVAL OF MINUTES 6-9-2008

- a. Motion to approve: Hubachek; 2nd Sullivan; Abstain Simcoe. Minutes approved.

2.TREASURERS REPORT (DAVE SULLIVAN)

- a. Jim Strain, CWTA's accountant is phasing into retirement. Dave Sullivan will be interviewing up to three possible replacements for Mr. Strain to handle future accounting for the association including payroll services, income statements, homeowner billing, balance sheet preparation, and all other services that Mr. Strain provides to us.

INCOME STATEMENT (ENDING 5-31-08)

- a. Tree removal, property taxes were higher than budgeted
- b. Motion to accept income report-Hubachek; 2nd- Thomas. Motion passed.

INCOME STATEMENT (ENDING 6-30-08)

- a. Tree removal and utilities were above budget.
- b. Pool maintenance was higher with due to motor replacement.
- c. Motion to accept income report- Lukash; 2nd-Hubachek. Motion passed

DUES IN ARREARS (DAVE SULLIVAN)

- a. Four (4) units are in arrears in dues payments, interest charges and attorney's fees. Updated liens will be filed against these properties and other, more aggressive measures will be investigated.

3. MEASURE A TAXES (CRAIG THOMAS)

- a. Several resources are being checked to see if CWTA can be exempted from Measure A school property taxes.

4. SECURITY COMMITTEE

- a. No report.

5. INSURANCE COMMITTEE (Joe Hubachek)

- a. Costs are under control and under budget.

6. ARCHITECTURAL COMMITTEE (Cary Okumura)

- a. Unit # 15 has problems with their contractor on window replacement.
- b. Unit # 51 has installed an approved satellite dish. CWTA has very specific regulations regarding satellite dish installation and architectural review committee approval must be received prior to dish installation.
- c. Unit # 7 has a shed window request. The unit buyer will have to wait until escrow closes for the request to be considered.

7. FORESTRY COMMITTEE (RUTH DWORSKY)

- a. Work on forest fuel reduction started on 8-5-08. All permits and approvals from myriad government agencies have been received.
- b. Estimates for limbing up trees will be obtained. If funds run short, this will be deferred to next year.
- c. Estimates for raking pine needles around units next year will be obtained.
- e. The backs of units are being numbered for safety reasons.

8. CAPITAL BUDGET (LEE SHUFF)

- a. Underunit, porch, and balcony repairs are being deferred to next year.
- b. Two bids for state mandated capital reserve studies have been obtained. A motion to accept a bid has been tabled until the next board meeting.
- c. Lodge deck replacement is ready to go to bid

9. PROJECT MANAGER'S REPORT (Joe Krause)

- a. A shed purchase request still needs more information from the owner to proceed.
 - b. The new pool perimeter fencing is almost complete.
 - c. The pool deck and fiberglass need repair. Some monies are in next year's budget but will need to be prioritized.
 - d. Path railing repairs are progressing slowly. The board members emphasized that this must be a priority because of safety.
 - e. The flashing around a couple of chimneys need repair.
 - f. Pool closing will be Sept. 22, 2008.

12. OLD BUSINESS

- a. The annual board dinner will be held at GarWoods at 6PM Sept. 19.
- b. No new nominations for board positions have been received.

12. NEW BUSINESS

- a. A new updated website will be created. Geoff Simcoe volunteered his wife, Janice, for the position and the board gladly accepted his generous offer. However, the board will not be responsible for any consequences of this offer. The board wishes to express its' extreme gratitude to Betsey Terry for all of her hard work in setting up and running the CWTA website over all the years. A hard job well done.
- b. The annual homeowners' meeting will start at 1PM on 9-20-08. The menu and caterer for the following dinner will be the same as last year.

CONCLUSION

Board meeting closed at 11:05 am, meeting adjourned. Next Board meeting will be held on September 20, at 9am at Carnelian Woods Clubhouse. There will be a short meeting at 9am on the 21st for committee assignments for the 2008-09 year.

Submitted:

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

