

## **APPROVED**

### **CARNELIAN WOODS TOWNHOUSE ASSOCIATION**

**TO: CARNELIAN WOODS BOARD OF DIRECTORS**  
**FROM: ALEX LUKASH, BOARD SECRETARY**  
**SUBJECT: BOARD MEETING OF NOVEMBER 14 , 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, Simcoe; (by phone)-Dworsky,  
Thomas, Hubachek. (Absent)-Sullivan

Interim Unpaid General Manager: Les Terry

#### **1. APPROVAL OF MINUTES 9-19-2009**

- a. Motion to approve: Terry; 2<sup>nd</sup> Okumura; Abstain: Hubachek. Minutes approved.

#### **2. APPROVAL OF ANNUAL MEETING MINUTES 9-19-2009**

- a. Motion to approve: Simcoe; 2<sup>nd</sup> Terry; Abstain Hubachek

#### **3. TREASURERS REPORT (DAVE SULLIVAN)**

##### **INCOME STATEMENT ( YEAR ENDING 9-30-09)**

- a. A bad debt of \$23,313 by unit #67 was written off. The property has been foreclosed upon and a new owner has been billed for current dues. This contributed toward an operating loss of \$2815 for the previous fiscal year.
- b. Professional fees were \$4348 above the budgeted amount, primarily due to attempts to collect on delinquencies.
- c. Total cash is \$190,182; it should be at \$220,816 in the reserve fund, so next year more dues money needs to be allocated toward replenishing the reserve fund.

- d. Unit #46 is two quarters behind in dues; unit #67 has a new owner; unit #122 is still in arrears on interest and penalty charges.
- e. Motion to approve report: Lukash; 2<sup>nd</sup> Okumura; Motion approved

### **CAPITAL ACCOUNT ( YEAR ENDING 9-30-2009)**

- a. Income, including the forestry grant, was \$462,373.
- b. Expenditures, including forestry management, loader repairs, pool fence, pathway handrails, under unit repairs and decks were \$241,557.
- c. Capital account totaled \$220,816 at year's end.

### **LOAN STATUS FOR LODGE AND DECK**

- a. Geoff Simcoe presented two loan proposals. After comparing the two, it was decided to apply to Mutual of Omaha Bank. The loan would be for a ten year period, as requested by homeowners at the last annual meeting, and payments would be in the \$60/month/unit range. \$10,000 will be deposited in this bank in order to save \$1,500 on the loan origination fee. The bank will want to see construction bids and will also need to co-ordinate legal requirements with Mark Romeo
- b. Motion to approve loan findings: Shuff; 2<sup>nd</sup>, ???; Motion approved.

### **4. ALTERNATIVES FOR UNDEVELOPED LOTS ( CRAIG THOMAS)**

a. Gary Furumoto of Sagan Design will help to draw up options for the possible future sale of development rights, coverage sales, etc. which can be presented to homeowners for consideration in the future. Final disposition could be very expensive and there are no plans for any probable action in the near future, but CWTA needs to have a "game plan" when the opportunities might arise.

### **5. SECURITY COMMITTEE (LES TERRY)**

- a. Bears have been a problem around dumpsters and units.
- b. Two trees off of Onyx were destroyed in an accident; the driver's insurance company was located and a claim filed.

### **6. INSURANCE COMMITTEE (Joe Hubachek)**

- a. Workers Comp has paid a \$245 medical claim filed by Chris Bruening.

### **7. ARCHITECTURAL COMMITTEE (Cary Okumura)**

- a. Unit # 132 has agreed to follow CWTA requirements when replacing windows.

- b. Unit # 45 has agreed to replace siding around new windows, and will still need to sign an application.
- c. Units # 35 and 69 wish to replace sliding glass doors.
- d. Unit # 109 has installed a satellite dish without permission; the satellite dish is also installed on a neighbor's common wall. The board wishes to be reasonable, so if an application is signed and all adjacent units give written approval, the dish can remain where it is.

## **8. GOVERNMENT AGENCIES (GEOFF SIMCOE)**

- a. North Tahoe Fire has been contacted regarding slash pile removal.

## **9. FORESTRY COMMITTEE (RUTH DWORSKY)**

- a. There will be an ongoing process of raking the defensible space areas around units.
- b. The area around Unit #76 has a lot of debris and needs to be cleaned.
- c. A fund request has been submitted to the Nevada Fire Safe Council for defensible space work finished by Ruth and staff.

## **10. CAPITAL BUDGET ( LES TERRY)**

- a. Decks have been sealed from units 33-76
- b. Under unit repairs have started.
- c. Loader gas tank gasket had to be replaced.
- d. Lodge water heaters will be replaced; a gas demand system will be used.
- e. Materials for the lodge project have been selected; plans are almost final; the plans will be sent out for bid (possibly 5). Everything has to be in place by the end of 2-2010 in order to notify homeowners and have the total project finished by the end of Summer 2010 and still be in the permit window.

## **11. IUGM'S REPORT (LES TERRY)**

- a. See the attachment at the end of the minutes.

## **12. OLD BUSINESS**

- a. None

## **13. NEW BUSINESS**

- a. Next year's annual board dinner will be a pot luck barbeque.
- b. Les Terry introduced a proposal to purchase a Kubota tractor with a snow blower, chipper, bucket, backhoe, and log splitter. The thought was to use \$10,000 of money that was not used on the loader as a down payment. The rest of the money (\$24,000) would be financed over 60 months with a 0% interest loan from Kubota, the

resulting payments being around \$600 per month. It would cut back on manpower hours required for projects around the property and eventually save both time and money. Proposal by Terry to purchase this tractor, only providing a snow blower attachment is readily available; 2<sup>nd</sup> Lukash ; Ayes- Terry, Shuff, Lukash, Okumura, Thomas, Dworsky, Hubachek: Nay – Simcoe, who felt that the purchase was too expensive and fiscally imprudent at this time: Motion approved by a 7-1 margin.

## **CONCLUSION**

Board meeting closed at 11:35 pm, the meeting was adjourned. Next board meeting will be held on January 30, 2010 at 9AM at Carnelian Woods clubhouse.

Submitted:  
Alex Lukash, Secretary  
Carnelian Woods Homeowners Association  
Unit #42  
12-01-09