

## **APPROVED**

### **CARNELIAN WOODS TOWNHOUSE ASSOCIATION**

**TO: CARNELIAN WOODS BOARD OF DIRECTORS**  
**FROM: ALEX LUKASH, BOARD SECRETARY**  
**SUBJECT: BOARD MEETING OF January 31, 2009**  
**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, Lukash, Okumura, Simcoe, Hubachek (by phone), Thomas,  
Terry, Sullivan (by phone), Dworsky.

Project Manager: Joe Krause was absent due to a medical emergency involving his wife.

#### **1. APPROVAL OF MINUTES 11-15-2008**

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

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

##### **INCOME STATEMENT ( 3 MONTHS ENDING 12-31-08)**

- a. October expenses were higher due to pool, spa, and loader repairs.
- b. November expenses were \$1002 higher than budgeted for salaries, professional fees were \$921 higher due to consultations regarding delinquencies, vehicle expenses were higher due to a \$1449 truck repair. Capital expenditures included payments of \$42,870 for forestry, \$5,890 for loader repairs, and \$5,766 for survey and permits related to lodge deck replacement. Motion to approve November minutes: Simcoe:2nd Thomas; Motion approved.
- c. December expenses were \$5,557 higher for property taxes including the undeveloped lots, vehicle expenses were \$604 above budgeted amount in order to prep the trucks for Winter snow removal. For the three months ending 12-31-08 expenses were \$178 above the budgeted amount. Motion to approve December's income statement: Thomas; 2nd Terry. Motion passed.

## **BIDS FOR ACCOUNTING SERVICES**

No proposals will be made until a new invoicing system to include interior homeowner repairs is working smoothly.

## **DUES IN ARREARS (DAVE SULLIVAN)**

- a. Four (4) units are in arrears in dues payments, interest charges and attorney's fees.
  1. Unit # 67 - a foreclosure is being processed for CWTA. This unit is \$14,189.22 in arrears. Joe Hubachek will work with Mark Romeo and keep the board advised regarding foreclosure actions.
  2. Unit #73 is \$1000 in arrears. Partial payments have been made.
  3. Unit #122 has made a payment of \$1,776. \$4,083 is still delinquent.
  4. Unit #54 is \$2,400 in arrears.
  5. Unit #109 is \$2,800 in arrears.
  6. Unit #19 is contesting late fees of \$117.

## **3. MEASURE A TAXES ( CRAIG THOMAS)**

a. No word has been received from the Tahoe Conservancy regarding the 22.5 acre parcel. Geoff Simcoe then supplied a bulletin from the Conservancy that their funds have been frozen as of 12-18-08. Furthermore, their budget has been slashed from \$46 million to \$5 million; consequently they are moving away from land acquisition.

b. According to Placer County, it would be possible to consolidate some of the undeveloped lots into bigger parcels. CWTA would have to bank the development rights and hard coverage rights. However, Gary Furumoto of Sagan Design has informed us that this might trigger a full survey of the property and may require ALL homeowners to sign off on the property lines. Also, the proposal might cost \$50,000 for the survey as well as \$35,000 to remove hardscape such as parking pads, and \$5,000 + for permits, etc.

c. CWTA will now check on the possibility of reassessing the lots because of decreasing property values.

## **4. SECURITY COMMITTEE**

a. An RV has been left in lot #1 for 5 days. The sheriff has posted a 30 day abatement notice on the vehicle.

b. Rental agents have been asked to disburse large groups. Parking lot #2 was full of cars from one group and 30 people were observed coming out of one unit.

c. Fines for rules violations are being developed to present to the board in April.

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

a. A letter has been sent to Carnelian Woods from the State Disability Agency stating that Carl had pneumonia and was asking that we cover his claim. Carl had worked only four hours for us this winter and was not ill, according to Judy's records and observations. Joe Hubachek advised we reject this claim.

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

a. Unit # 15 has had no engineering done on their window request. No progress has been made.

b. Unit #7 has had permits issued for their shed addition and outside steps have been removed and new windows placed.

c. Direct TV's contractor has informed us that cabling in CW cannot handle their feed.

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

a. Conservancy information was presented during the undeveloped lots report.

b. TRPA is requiring all boats launched, except canoes and kayaks, to be checked for mussels. There may not be inspectors at all ramps, so TRPA is looking for volunteers.

c. The Nevada Fire Council has acknowledged CWTA is a periodical for forestry work.

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

a. Grant monies for the forestry project were received and paid.

b. A Carnelian Creek grant proposal was submitted, then rescinded when Stu McMorrow of North Tahoe Fire proposed doing the creek abatement. He has grant monies to apply toward the creek. The cost would be \$4,000/acre x 10-12 acres; CW share would be 15%; the project could be done in 2010.

c. Ruth recommends using this year's forestry budget of \$6,336 to limb up trees around units. Bids will be obtained.

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

a. Areas of the pool need patching due to delamination of the surface.

b. \$6,500 was spent for loader repairs.

c. Path safety rail repairs ran into a problem when Alpine Fence went out of business, closed their P.O. Box and disappeared after completing only 204 feet of railings. He was insured, so CW will file a claim for uncompleted footage, bolts, and a \$100/day penalty for not finishing the work on time.

d. Bacon was able to put in 376 feet of railing but still has some bolts to install. His fees were negotiated down to \$5,700, but with a partial payment of \$2,700 to Alpine Fence, the project was over budget. The insurance claim will be filed.

- e. The path lighting project was put on hold because of budgetary restraints.
- f. Association Reserves completed a state required capital survey, and felt that CW's reserves were in a weak position. This is a subjective estimate and if roof replacement, lodge deck estimates, and pathway paver suggestions are removed, we are close to our capital fund projections. However, it was felt by the board that with the project aging, and some items being deferred from year to year, it will be necessary to substantially increase the capital funding. This level will have to be determined by homeowners at the annual meeting.
- g. Another factor in any dues increase will be the \$24,000 in unpaid dues.

## **10. PROJECT MANAGER'S REPORT (Joe Krause)**

- a. No report-absent.

## **11. OLD BUSINESS**

- a. The April CWTA board meeting has been changed to 4-25-08, at 9AM at the lodge.
- b. A survey will be e-mailed to homeowners to be filled out.

## **12. NEW BUSINESS**

- a. Because of the tight economy and budgetary restraints, the annual board dinner will be a pot luck to be held at the lodge.
- b. The Sheriffs Office has vacated the old sales pavilion. The lease with Placer County requires that they refurbish and convert the property into a 4 bedroom home when the lease expires or they leave, so the county has decided to just continue paying the lease payments for now. The county did express interest in buying the building, but their bid amount was felt to be low. Joe Hubachek will check with realtors to determine the value, discuss it with county representatives, then see what homeowners would like to do with the building. The county bid was \$500,000.

## **CONCLUSION**

Board meeting closed at 11:35 am, the meeting was adjourned and the board was to meet in executive session. Next board meeting will be held on April 25, 2009 at 9AM at Carnelian Woods clubhouse.

Submitted:  
Alex Lukash, Secretary  
Carnelian Woods Homeowners Association  
Unit #42  
02-02-09

