

APPROVED

CARNELIAN WOODS TOWNHOUSE ASSOCIATION

TO: CARNELIAN WOODS BOARD OF DIRECTORS
FROM: ALEX LUKASH, BOARD SECRETARY
SUBJECT: BOARD MEETING OF JUNE 6, 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 , Hubachek , Sullivan,
Dworsky , Simcoe

Interim Unpaid General Manager: Les Terry

Minutes of Executive Session of 4-25-09

- a. The board met in executive session at 11:15 am to discuss personnel matters.

1. APPROVAL OF MINUTES 4-25-2009

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

2.TREASURERS REPORT (DAVE SULLIVAN)

INCOME STATEMENT (MONTH ENDING 4-30-09)

- a. Professional fees were much higher than the budgeted amount due to attorneys fees concerning foreclosures and permit fees to Placer County for consolidation of lots (see consolidating lots for assessment purposes).
- b. Property taxes were elevated due to Measure A taxes on the undeveloped lots.
- c. Repair and maintenance costs were above the forecasted budget amount.
- d. Motion to Approve: Hubachek; 2nd Simcoe: Motion approved.

CAPITAL ACCOUNT (6 MONTHS ENDING 3-31-09)

- a. Income, including the forestry grant, was \$324,756.

- b. Expenditures, including forestry management, loader repairs, pool fence, pathway handrails, and decks were \$109,537.
- c. Capital account totaled \$215,219 at the end of March

DUES IN ARREARS (DAVE SULLIVAN)

- a. Two units are in arrears in dues payments, interest charges and Attorney's fees.
 1. Unit # 67 - is \$16,600 in arrears. Foreclosure options are proceeding slowly because this is an issue complicated by the amount of outstanding loans against the property.
 2. Unit # 122 is still in arrears. A notice of default has been filed and foreclosure proceedings have started.

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

a. All paperwork has been filed with Placer County to consolidate the assessor's parcel numbers (APN) on the undeveloped lots. CWTA will then be able to combine 123 lots into 14 for Measure A school taxes and still be able to retain all building and coverage rights. Savings would be expected to be over \$10,000 annually. The process should take two months.

b. Motion by Thomas to pay a local attorney \$1184.06 for services regarding these lots. 2nd, Hubachek. Motion approved.

4. SECURITY COMMITTEE (LES TERRY)

a. All contractors or the homeowner/client must have liability insurance on file with the association before work can be done on a unit.

b. Motion by Hubachek to ban alcoholic beverages and smoking in the pool, spa and clubhouse. 2nd, Sullivan. Motion approved, signage will be created.

5. INSURANCE COMMITTEE (Joe Hubachek)

a. Placer County is continuing to pay insurance and rental on the sheriff's substation. The county has asked permission to possibly sublet to another government agency.

b. No new claims have arisen.

6. ARCHITECTURAL COMMITTEE (Cary Okumura)

a. No new report.

7. GOVERNMENT AGENCIES (GEOFF SIMCOE)

a. TRPA is requiring inspection of all boats launched into the lake for zebra mussels.

8. FORESTRY COMMITTEE (RUTH DWORSKY)

a. The Carnelian Creek area can be treated this Fall. CWTA will be required to contribute \$6,000 toward this project. Ruth Dworsky has made a motion to allocate \$6,000 from next year's budget for this purpose. 2nd, Hubachek. Motion approved.

b. Defensible space rules and regulations have become more stringent. More trees need to be removed, spaces must be created for vegetation, bushes removed from all tree drip lines, and raking must now be done out to 30 feet. These projects can take up to three years to complete, and will have to stay within budget; we may be able to qualify for a 50% matching grant up to \$10,000.

9. NOMINATING COMMITTEE (DWORSKY)

a. The terms of Geoff Simcoe, Carey Okumura, and Alex Lukash are expiring. They have all very graciously accepted standing for election again. A future mailing to homeowners will ask if any others are interested.

10. CAPITAL BUDGET (LES TERRY)

a. The capital budget will require an increase in maintenance and, consequently, staffing. Dues will need to be increased by \$58/month to cover these expenses as well as a new general manager's salary, and bringing our capital improvement forecast closer to that of our consulting company. Motion to approve a dues increase of \$58/month - Lukash; 2nd Hubachek - Motion approved.

b. TRPA has determined that the clubhouse deck needs to be replaced. It has been determined to not be adequate for current snow load codes. Estimated costs are up to \$400,000. This can only be funded through a special assessment or a bank loan.

c. The spas are a problem; code now requires a 4 foot access around 50% of it. The spa decking may need to be expanded to accommodate this requirement.

d. \$56,000 was spent to bring the swimming pool up to code. However, \$45,000 will be allocated for the pool in next year's capital forecast to properly accrue the expenditure in the capital reserves.

e. The homeowners will need to be sent a summary of the reserve study prior to the annual meeting.

11. IUGM'S REPORT (LES TERRY)

a. The pool work has been completed.

b. Office and maintenance tasks have been organized and tasks assigned.

Maintenance has been stepped up on decks, entries, the pool area, lodge saunas have been

refurbished, lodge kitchen, roads, parking lots, tennis courts, par course, defensible space, unit maintenance, signage, and organization of the infrastructure are all being addressed and problem areas are being identified.

c. A motion was made by Joe Hubachek to allow Judy Antone, office manager, to sign checks and handle petty cash disbursements. 2nd, Terry; Motion Approved

12. OLD BUSINESS

a. A sample survey for homeowners survey was distributed. A motion was made by C. Okumura to accept the survey as written and e-mail it to homeowners. 2nd Terry; Motion approved. This will be coordinated with Janice Simcoe, webmaster.

13. NEW BUSINESS

a. A letter to new homeowners of #113 was sent explaining how homeowner dues are used.

CONCLUSION

Board meeting closed at 12:15 pm, the meeting was adjourned. Next board meeting will be held on August 8, 2009 at 9AM at Carnelian Woods clubhouse.

Submitted:

Alex Lukash, Secretary

Carnelian Woods Homeowners Association

Unit #42

06-20-09