

CARNELIAN WOODS TOWNHOUSE ASSOCIATION

TO: CARNELIAN BAY BOARD OF DIRECTORS
FROM: ALEX LUKASH, BOARD SECRETARY
SUBJECT: APPROVED MINUTES OF BOARD MEETING OF APRIL 30, 2011
CARNELIAN BAY, CA. 96140

The meeting was called to order at 9 AM by board president Lee Shuff.
Member present: Shuff, Lukash, Okumura, , Thomas, Simcoe.
By Phone: Hubachek, Dworsky, Sullivan
Absent: Duffy
Guest: Howard Bujtor, Unit #9
Also Present: GENERAL MANAGER, LES TERRY

1. SECRETARY'S REPORT (ALEX LUKASH)

- a. Approval of board minutes of the 1-22-11 meeting. Move to approve-Thomas, 2nd Okumura. Abstain-Simcoe. Minutes approved

2. TREASURERS REPORT (DAVE SULLIVAN)

- a. January expenses were higher than budgeted because of increased snow removal, property tax expense, vehicle expense, utilities and CW Services for housekeeping and repairs. January income was higher with shed rental payments from Hauserman and #32; income from CW Services for Fall maintenance and housekeeping and repairs; late charges, and a one-time payment from Charter Communications for access to and across our property.
- b. February expenses were up due to payroll taxes being higher because of increased withholding by the Federal government. Workers comp expenses were up because of increased seasonal labor. Vehicle expenses continued to rise due to Winter stresses on our aging fleet.
- c. March saw increased snow removal expenses, payroll tax withholding, increased truck repairs. Transfer fees and CW Services income was positive. Year to date income vs. expenditures stood at -\$755 through the end of March.

Capital account contributions were \$11,000/month.

- d. Motion to approve Treasurer's report-Okumura, 2nd Dworsky, Report approved.

DELINQUENCIES

- a. Unit #73 is falling behind and is currently \$2,800 in arrears.
- b. Unit \$ 122 has been repossessed by a bank;
it is \$6,000 in arrears, and under California law, that money cannot be recovered by the association. However, the bank is now responsible for current dues.

3. SECURITY COMMITTEE (LES TERRY)

- a. The security cameras have caught three unauthorized spa parties.
- b. Winter parking issues have been terrible with very limited spaces available.
Parking rules have to be stringently enforced.
- c. Lodge deck rental rates will have to be increased for large parties, including homeowner rentals. A protocol is being developed.

4. INSURANCE COMMITTEE (JOE HUBACHEK)

- a. CW master policy has been renewed with Farmers Insurance. Homeowners need separate policies to cover structures and possessions from the "walls-in". This is in the CC&R's as a cost saving measure.
- b. Workers Compensation has denied Joe Krause's claim.

5. SHERIFF'S OFFICE (JOE HUBACHEK)

- a. Placer County has denied around 60% of our claim for their breaking the lease; they claim that CW filed too late. The County has no money and is throwing up one roadblock after another to try to not meet their obligation to CW. CW attorney in this matter, Lou Basile, is continuing the claim.

6. ARCHITECTURE COMMITTEE (CARY OKUMURA)

- a. Units #120 and 128 have submitted window requests.

- b. Unit # 9 had a broken window during the Winter and was unhappy with the temporary fix applied. The architecture committee will work with him to try and achieve a solution satisfactory to all.

7. GOVERNMENT AGENCIES (GEOFF SIMCOE)

- a. New rules are being formulated to restore the visual quality of Lake Tahoe. This will affect BMP work as well as CalTrans.
- b. All condominiums will require CO detectors by 2013.

8. UNDEVELOPED LOTS (CRAIG THOMAS)

- a. No report.

9. FORESTRY COMMITTEE (RUTH DWORSKY)

- a. CW is now in the new grant period to apply our matching funds, including labor; a homeowners' raking party is scheduled for July 9.
- b. Steve Menard is a fire safe approved forester and will remove some dead trees.
- c. A biomass plant is being considered for Kings Beach.
- d. Wildfire awareness week is May 25 to June 5, 2011.

10. CAPITAL BUDGET (LES TERRY)

- a. Estimates have been received for either residing all units or repainting them starting in 2012. Because of ongoing loan expense with the lodge, it has been decided to paint the units this time. However, with wood panels deteriorating, a better long term solution would be residing with a fire resistant material similar to the siding on the lodge.

11. PROJECT MANAGER'S REPORT (LES TERRY, GM)

- a. The new accounting program is being improved.
- b. A freeze alert system is available for homeowners to purchase. This notifies the office if temperatures drop below a given point. The unit is available, installed, for \$215. This is a small investment to cure a potentially expensive freeze of water

- lines.
- c. CW services continue to pick up housekeeping clients and some painting and repair orders. We are able to attribute more payroll dollars to these activities as they occur.
 - d. Infrastructure issues, including the roofs and path lighting are being addressed.
 - e. TRPA is requesting CW to put in an access gate at the bottom of Carnelian Woods Ave. and Silver Pine Drive. This is supposed to limit access to the creek. CW feels that this is not our responsibility; negotiations are continuing.
 - f. Our internet provider wishes to have the association take over responsibility for wireless services for a stipend of \$1,200/month, This was unanimously rejected by the board.

THE BOARD RETIRED TO EXECUTIVE SESSION AT 11:50 AM TO DISCUSS PERSONNEL MATTERS. THE REGULAR SESSION RECONVENED AT 12:07 PM

12. OLD BUSINESS

- a. A list for the neighbors and friends party on August 6 has been compiled. Invitations will be sent out at the end of May.

13. NEW BUSINESS

- a. Information about the July 9 rake-off will be mailed to homeowners. All are welcome to participate, and the hours contributed go toward meeting our obligation towards the matching forest grant.

14. NEXT BOARD MEETING

- a. The next meeting will be at 9AM on June 4, 2011 at the CW lodge.

The meeting was adjourned at 12:26 PM

Respectfully submitted on 5-18-11
Alex Lukash, Secretary CWTA