

APPROVED

CARNELIAN WOODS TOWNHOUSE ASSOCIATION

TO: CARNELIAN WOODS BOARD OF DIRECTORS
FROM: ALEX LUKASH, BOARD SECRETARY
SUBJECT: BOARD MEETING OF AUGUST 7, 2010
CARNELIAN BAY, CA. 96140

The meeting was called to order at 9:00 am by board president, Lee Shuff.
Members Present: Lukash, Okumura, Thomas, Hubachek, Sullivan, Dworsky, Simcoe, Duffy.

General Manager: Les Terry

1. APPROVAL OF MINUTES 6-5-10

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

2. TREASURERS REPORT (DAVE SULLIVAN)

INCOME STATEMENT (4-1-10 through 6-30-10)

- a. Variances from budget forecasts include vehicle expense for truck repairs, snow removal. The YTD shows a \$14,459 positive due to not having to pay a general manager's salary to this point. Motion to approve financial statement; Hubachek; 2nd Okumura. Motion approved.
- b. Dues delinquencies were Unit #54, \$4900 in arrears and Unit #122, \$1500 in arrears. Warning letters have been sent.
- c. The budget for the upcoming year was discussed. There will be a loss of income from not having the sheriff's station rented. Management expenses will be higher with the addition of a paid general manager. There will be a 3% increase to the capital fund allocation. Forestry expenses will continue. The treasurer recommends a \$24/mo Increase in dues. Board member Simcoe wants no increase. The board approves the recommendation 8 ayes, 1 no (Simcoe). The proposed increase will be presented to the homeowners at the annual meeting.

LOAN STATUS FOR LODGE AND DECK

- a. The bank is advancing funds as needed. As of 10-1-09, the deck fund remainder was \$65,950. Total expenditures and loan draw as of 6-5-10 was \$480,233 leaving a loan residual of \$119,567. The numbers as of 10-1-09 are derived from the annual audit for fiscal year 2009 and the final monthly report ended 9/30/09.

3. SECURITY COMMITTEE (LES TERRY)

- a. Parking tag enforcement is now in effect
- b. Motorbikes have been seen on the par course.

4. INSURANCE COMMITTEE (Joe Hubachek)

- a. No new claims have been filed.

5. ARCHITECTURAL COMMITTEE (Cary Okumura)

- a. Unit # 45 has complied with siding replacement requirements..
- b. Unit # 109 has resolved it's satellite dish requirements.
- c. Unit # 48 has requested two new windows.
- d. Unit # 150 is requesting satellite dish approval.

6. GOVERNMENT AGENCIES (GEOFF SIMCOE)

- a. A proposed Carnelian Bay Forestry project will not affect CWTA.
- b. Placer County is making energy efficiency loans at 7.5%

7. FORESTRY COMMITTEE (RUTH DWORSKY)

- a. A homeowners raking session will be held on July 10 followed by refreshments. Homeowners should sign up at the lodge.
- b. Carnelian Woods has submitted an application for a forestry grant for the 2011 year.
- c. We have been asked to provide a "chipping station" for the North Tahoe Fire Department. They will chip all of our slash and it will be hauled away by Placer County as a part of the effort to enhance biomass facilities. We would like to set this up on the road behind the gate past the boat storage area. We will have all of our pine needles included in the removal of the chips.

8. CAPITAL BUDGET (LES TERRY)

- a. The lodge retrofit project is progressing smoothly, but with a 2 ½ week delay on the project due to weather.
- b. Proposed capital expenditures for the 2010-2011 period are forest mastication, a new snow plow, new snow blowers, and replacement of a truck.
 - b. The capital survey needs to be reworked. By removing a new deck, logging, path pavers from the equation, our capital position will improve.

9. IUGM'S REPORT (LES TERRY)

- a. Decks, entries, bird holes in siding, par course, and under unit repairs are being tended to by staff. Forestry maintenance is being addressed.
- b. Judy Antone has resigned as office manager. The board expresses its thanks to Judy for her years of service to the association.
- c. The board retired to executive session at 11:45AM and returned to the regular board meeting at 12:17PM.
- d. Les Terry informed the board that he can no longer serve as an unpaid general manager; the CC&R's will not allow any compensation for directors, therefore he is resigning from the board effective today. He will serve as general manager for a stipend of \$5,000/month , plus medical. Les proposed Thomas Duffy be appointed to fill his board term; Hubachek 2nd; motion approved unanimously. Lee Shuff proposes that Craig Thomas be elevated to board vice-president; Hubachek 2nd; motion passed unanimously.

10. OLD BUSINESS

- a. Negotiations on the status of the sheriff's substation are continuing. So far, there have been two meetings and many letters back and forth. Since the County wants to play "hard ball", we will include Mark Romeo in the discussion.

13. NEW BUSINESS

- a. The board candidates whose terms are expiring are Joe Hubachek, Craig Thomas, and Ruth Dworsky. All will run for office again.
- b. Alex Lukash proposed the purchase of an automated external defibrillator for the pool and lodge; Shuff 2nd. Motion passed.
- c. Dave Sullivan agreed to chair the nominating committee, replacing Cary Okumura.

CONCLUSION

Board meeting closed at 12:47 pm, the meeting was adjourned. Next board meeting will be held on August 7, 2010 at 9AM at Carnelian Woods clubhouse.

Submitted:
Alex Lukash, Secretary
Carnelian Woods Homeowners Association
Unit #42
06-29-10