

CARNELIAN WOODS TOWNHOUSE ASSOCIATION

TO: CARNELIAN BAY BOARD OF DIRECTORS
FROM: ALEX LUKASH, BOARD SECRETARY
SUBJECT: APPROVED MINUTES OF BOARD MEETING OF September 17, 2011
CARNELIAN BAY, CA. 96140

The meeting was called to order at 9 AM by board president Lee Shuff.
Member present: Shuff, Okumura, , Thomas, Duffy, Sullivan
Hubachek, Simcoe, Dworsky
By Phone: Lukash

OFFICE MANAGER, DENISE. REPRESENTING LES TERRY

1. SECRETARY'S REPORT (ALEX LUKASH)

- a. Approval of board minutes of the 9-17-11 meeting. Move to approve-Hubachek, 2nd Okumura. Minutes approved.

2. TREASURERS REPORT (DAVE SULLIVAN)

- a. The July and August 2011 income statements were introduced. Budget variances include positive income on Carnelian Woods Services of \$7140 and \$1895 in late charges.
- b. Expenditure variances from budget include increases in recreation salary, payroll tax expenses, \$4280 in CW Services costs, and utilities.
- c. The YTD net income variance is now negative \$8661.
- d. Motion to approve financial report-Hubachek; 2nd-Thomas. Motion approved.

DELINQUENCIES

- a. Two units are currently in arrears.
- b. The staff will send out delinquency notices.

STORAGE SHED ISSUES

- a. Unit #32 has not replied about plans to close an unapproved connection between the unit and the adjacent shed. A new 30 day compliance letter will be sent.

ANNUAL MEETING INFORMATION TO HOMEOWNERS

- a. The reasons for the proposed \$15/ month dues increase will be explained to homeowners this afternoon.

3. SECURITY COMMITTEE (LES TERRY)

Illegal overnight use of the spas has been curtailed with the installation of a motion detector and alarm.

4. INSURANCE COMMITTEE (JOE HUBACHEK).

We are paying less than last year.

5. SHERIFF'S OFFICE (JOE HUBACHEK)

- a. The lawsuit against Placer County is continuing.

6. ARCHITECTURE COMMITTEE (CARY OKUMURA)

- a. A window issue with Unit #9 has been resolved.
- b. Unit #4 has requested extending the front door out onto the mud porch. A building permit will be required.

7. GOVERNMENT AGENCIES (GEOFF SIMCOE)

- a. The Nevada State Legislature has approved a bill to withdraw from TRPA in 2015 if some demands aren't addressed.
- b. CO detectors will be required on all floors of townhomes by 2013.

8. UNDEVELOPED LOTS (CRAIG THOMAS)

- a. A history of the undeveloped lots value will be presented to homeowners.

9. FORESTRY COMMITTEE (RUTH DWORSKY)

- a. The annual rake-off on July 9 was a success. Another rake-off will be planned for next year.
- b. A registered forester will check our property on September 20.
- c. Unit area #7 was last masticated in 2008. It will need to be re-done in 2013 and will cost around \$10,000.

10. CAPITAL BUDGET (LES TERRY)

- a. Repainting the units will cost approximately \$325,000; this includes \$245,000 for painting and \$80,000 for 107 replacement panels.
- b. Pool filters may need replacement.
- c. The lodge kitchen dishwasher will need to be replaced.

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

- a. Exterior pathway lighting improvement on units #108-113 has been completed.
- b. Many freeze alert alarms and thermostat relocations have been done at the request of the homeowners.
- c. Fall maintenance project have begun.

12. HOMEOWNERS MEETING 9-17-11

- a. Annual meeting ballot counting , as well as other logistic were discussed.

13. OLD BUSINESS

- a. Statistic on the usage of the CW website are being developed.

14. NEW BUSINESS

- a. A motion for homeowners to observe proper American flag etiquette to be added to the rules and regulations was made by Tom Duffy; 2nd-Simcoe, Motion approved.

15. NEXT BOARD MEETING

The next board meeting will be on October 29, 2011 at CW Lodge.

The meeting was adjourned at 11:59 AM

Respectfully submitted on 10-6-11
Alex Lukash, Secretary CWTA

The board retired to executive session to discuss personnel issues.