

CARNELIAN WOODS TOWNHOUSE ASSOCIATION

TO: CARNELIAN WOODS TOWNHOUSE ASSOCIATION
FROM: CARY OKUMURA, BOARD SECRETARY
SUBJECT: 2019 ANNUAL HOMEOWNERS MEETING
DATE: SEPTEMBER 14, 2019
CC: HOMEOWNERS, BOARD MEMBERS AND PROJECT MANAGER

BOARD INTRODUCTIONS

The 2019 Annual Homeowners Meeting opened at 1:05 PM

President Mike Proffitt introduced all board members. A quorum was determined to be present. All committee Chairs were introduced; Proffitt, Shuff, Okumura, Sullivan, Simcoe, Hubachek, Barry, Duffy, Fox

General Manager Don Bemiss was introduced.

Additional recognition for Ruth Dworsky, Dave Koenig, Kathy Witt, Cat Fox and 22 new homeowners (5 in attendance at this meeting).

APPROVAL OF THE MINUTES OF 2018 ANNUAL MEETING

A motion to approve the minutes for Annual Meeting September 15, 2018 was made by Unit #62, second by Unit #65, The Motion was approved.

TREASURER'S REPORT (DAVE SULLIVAN)

The current Adjustable Rate loan for the lodge replacement siding (\$2M) was modified to a Fixed Rate loan which will benefit the Association & homeowners in the long run.

The 2019/2020 Proposed Budget (page 8 in HO packet) will include a small increase in dues to reflect the change in the above siding loan.

INTRODUCTION OF BOARD OF DIRECTORS CANDIDATES

Celia Barry, Greg Hubachek & Perry Fox presented biographies and their CWTA board involvement. These are the candidates up for board re-election in the included homeowner's packet Voting Ballot.

Subsequent voting counting results; re-elected were Celia; 83 votes, Greg; 76 votes & Perry 74 votes. Thank you, Holly Muenzer for being our vote counter.

GUEST SPEAKER; Mike Schwartz; Fire Chief of the North Tahoe Fire Prevention District.

Starting tomorrow, Sunday will be a “Red Flag Day”. So, all to be careful to prevent a wildfire as the previous Tahoe basin Angora and Washoe fires.

Everyone should have a “Go Bag” for emergency evacuation.

Recognized CWTA for receiving the “Firewise USA” designation

NTFPD has since 2007 previously been at loggerheads with TRPA regarding fire prevention, but now a lot closer.

There were 375 wild fires in the last 7 years, 80% caused by humans.

The fire district conducted 40K site inspections since the Angora fire.

The state is in the process of developing a project for the entire California side of Lake Tahoe which hopes to establish a CEQA determination regarding timberlands.

Questions & Answers:

Is there information regarding fire safe plants for this area? A book “Living with Fire” is available.

The west shore has existing dense forests? The area is in the process of thinning. The burn season for these piles is short.

Do roundabouts impede traffic? They have not impeded incident responses.

Status of Martis Valley project “Ridge Campground Project”? The fire district has shut down this portion of the development project.

Emergency fire notification for the Tahoe basin is posted on the lodge walls; ‘Placer-Alert.org’ for cell phones; and ‘nixle.com’.

CAPITAL IMPROVEMENTS (DON BEMISS)

The 2018/2019 year’s challenges; heavy winter snow load damage, lodge wall & roof damage repair, Asphalt walkway maintenance & repair, pool heater flu replacement, 3 dumpster enclosure rebuilt, 16 replacement HO balconies, defensible space & pine needle clean up, fence extension at work areas for equipment screening, BMP maintenance in coordination with TRPA, Pickle ball court alongside tennis courts.

HO questions; all the following questions will be investigated by the board #62, can the hot tub hours be extended?, #137, will CW put in electric car charging stations (4 electric vehicle owners were present)?, #57, can CWTA provide recreation equipment (kayak) storage?, #42, trees too close to unit?, #68, can CWTA create a Fire Circle near the lodge?, #62, walkway slope causes slipping.

Upcoming CWTA improvements: BMP maintenance per 2012 approval, Unit front entry steps replacement
COMMITTEE REPORTS

Architectural Control Committee (Cary Okumura)

Cary explained information included in the homeowners packet.

Units requesting changes or modifications must submit a Request to the ACC & will be reviewed by the committee and discussed with the BoD.

CWTA ACC General Conditions Form will require homeowners doing changes to sign & attest having protective insurance, use a licensed contractor for work & acquiring a building permit as needed. This process protects homeowners as well as the association.

CWTA ACC policy regarding homeowner changes to their unit regarding what changes require a building permit and those cosmetic or appliance or fixture upgrades which do not require a building permit.

Recognized Jack Veneble for help on the ACC. Jack is anticipated to chair the ACC in the future.

Insurance Committee (Greg Hubachek)

CWTA's insurance was renewed at a slight premium increase of \$5K as a result of an increase in SF valuation of the project, insurance claims in the last 3 years (heavy winter snow damage). All available credits have been received.

The renewal is considered to be a good result in consideration of the current difficulty for insurance as a result of recent wild fires in California and all the positive fire avoidance efforts by CWTA.

It may be advisable, in the future, to increase SF valuation during renewal in view of a possible catastrophic wildfire in our area.

BREAK

Government Agencies (Tom Duffy)

The Martis Valley lawsuit continues regarding CEQA evacuation issues and their appeal. The Campground project has been rejected (see summary of NTFPD Fire Chief speaker).

Communications Committee (Mike Proffitt)

The current issue of the "Communicator" has been distributed. Susan Boyd was recognized for her efforts on the "Communicator".

The Homeowner Roster (at the front table) to be updated by all HO's.

Hospitality Committee (Denise Courtney)

Denise is resigning from this committee and Cat Fox will become the new Chair.

The intent is to have fun events, get to know each other, develop friendships, and provide home tours to see recent unit improvements.

Local Outreach (Kathy Witt)

The committee will represent CWTA at various TRPA/Placer County agencies & others as League to Save Lake Tahoe.

Issues of concern to CWTA are; Bike paths (Tahoe Vista to Dollar Hill), Short Term Rental TOT policy (Transitory Occupancy Tax) affecting HO's and Property Management companies.

Kathy would like to get volunteers to help

Security (Don Bemiss)

Non CWTA dumpster use; off hours spa use continue.

Forestry/Undeveloped lots (Celia Barry)

It's very important for everyone to sign up to receive alerts in case of fires or other emergencies. Please login to Placer-alert.org or nixle.com and establish an account for timely notifications.

Carnelian Woods Townhouse Association is the first community at the lake to receive the Firewise designation. We earned this because of our commitment to reduce flammable brush, dead trees, and pine needles, and also because of our use of building materials that are more resistant to fire. We've already submitted our annual renewal and anticipate approval soon.

We submitted our Firewise project to the TRPA (Tahoe Regional Planning Agency) for the "Best in the Basin" award for "Defensible Space and Forest Health". The North Tahoe Fire Protection District and the Fire Adapted Communities Program were our partners for the award. Judges evaluated our project in August. We have not yet heard if we have earned this award.

The Forestry Committee held the annual rake-off on July 6th. Fifteen rakers participated. The rake-off for 2020 is tentatively scheduled for Saturday, June 27. Watch for an announcement in the Communicator, as well as on the Carnelian Woods website.

The North Tahoe Fire Protection District's Forest Fuels Coordinator reviewed our property in August and recommended that we target the flammable vegetation (such as manzanita and ceanothus) that is building up near our units. Don and his staff will work on this in 2020.

Carnelian Creek - this project doesn't yet have a funding source. As a stream zone, the creek area is considered a "sensitive" area and will trigger environmental reviews. There is a huge project being undertaken by North Tahoe Fire as the lead agency with the Forest Service to conduct a comprehensive environmental impact report for the entire California side of the Lake Tahoe Basin. If this is successful, it should help the Carnelian Creek project permit process become much more simplified. (The project was also referenced by North Tahoe Fire Protection Chief Schwartz and is called the PTEIR - Tahoe Program Timberland Environmental Impact Report).

Strategic Planning (Lee Shuff)

The BoD addressed strategic planning 2 years ago; to take a broad look at future issues affecting CWTA.

A 5 year Capital Expenditure Plan & revision of our Capital Reserve Study is underway. The goal will be to grow our Capital Reserve amount.

2 year budget, CWTA 5 year future Capital Expenses, future Capital Reserve & Expense estimating

Other issues by HO's; (see Capital Improvement report by Don Bemiss)

GENERAL MANAGER'S REPORT (DON BEMISS)

See Capital Improvement report by Don Bemiss

Staff of Serge, Dave, Brandon, Pablo & Randy? Were recognized

CWS had a great year and contributed to offset costs & keep HO's dues down.

OLD BUSINESS

Unit 53 E C Telephone; re-raised proposed installation of a cell tower issue

NEW BUSINESS

A question was asked about Boat trailer parking on Carnelian Woods Ave. We cannot do anything as it is a public road with 72 hour time limit

NEXT ANNUAL HOMEOWNERS MEETING

The next Annual Homeowners Meeting is scheduled for September 12, 2020 at 1:00 PM at the Lodge.

ADJOURNMENT REFRESHMENTS AND BUFFET

The Annual Meeting adjourned at 4:00 p.m.

All present Homeowners, their guests, all Board Members & staff are invited to refreshments and dinner buffet.

Respectfully submitted:

Cary Okumura, Board Secretary, Unit#60