

CARNELIAN WOODS TOWNHOUSE ASSOCIATION

TO: CARNELIAN WOODS TOWNHOUSE ASSOCIATION BOARD OF DIRECTORS
FROM: CARY OKUMURA, BOARD SECRETARY
CARNELIAN BAY, CA. 96140

SUBJECT: MINUTES OF BOARD MEETING OF Saturday January 30, 2021

The meeting was called to order at 9:02 AM by Board President Mike Proffitt.

Members present by conference call: Proffitt, Okumura, Sullivan, Barry, Hubachek, Fox, Swanson, Cleland, and Shaw

Others by phone: Jack Venable, Paul & Sherry Gendron

Project Manager: Don Bemiss

1. Secretary's Report – (Cary Okumura)

- a. Approval of minutes for the previous BoD meeting of Saturday, November 7, 2020
 - a. Motion to approve: Okumura, 2nd Sullivan; Motion Approved

2. Treasurer's Report – (Dave Sullivan)

- a. Monthly Financial Reports prepared by Alice of McClintock: Oct, Nov, Dec of 2020 as a work in progress.
 - 1. Oct 2020: Reflecting impact of county Covid 19 restrictions. CWS income is lower, \$25K vs \$41K from 2019.
 - 2. Nov 2020: CWS down to \$3K vs \$50K from 2019
 - 3. Dec 2020: CWS is back in black \$19K
 - 4. Motion to approve Oct, Nov, Dec 2020 monthly reports: Shaw, 2nd Swanson; Motion Approved
 - i. Question was raised regarding employee wages not included in snow removal services, Dave to investigate and clarify to the board.
 - ii. McClintock will prepare a Financial Review for 2020 vs a Financial Audit (previously done every year).

3. Strategic Plan – (Perry Fox will replace Lee Shuff)

- a. Perry is transitioning the strategic plans from Lee. Reviewed the Capital Budget to date with Don.

4. Project Managers Report – (Don Bemiss)

- a. Remodels completed #51, #17, #21. To do #113 bathroom & misc.
- b. Snow removal, lodge restrooms, fall maintenance, window snow barriers, forestry tree removals,
- c. Staff safety meeting
- d. Pest infestation remediation to begin in May 1, 2021 for units #1 – #10 and #10 - #76
- e. A question was raised regarding the current use of the arcade room. Possible other use may be exercise equipment for owner/renters use.

5. Insurance Committee – (Greg Hubachek)

- a. The current insurance represents all discounts available due to our fire retardant efforts & work including our designation as a Firewise USA project.

- b. A discussion with Celia, Mike & Greg regarding CWTA insurance impact if HO's choose to decline the CWTA Annual Maintenance work & do the work themselves.
 - 1. A form letter to be developed stating that the HO certifies that the unit's fire extinguishers & smoke detectors meet CWTA standards.
- c. It was suggested that HO's review their individual unit's insurance policies as the CWTA insurance does not cover the units interior stud walls, etc.
 - 1. This discussion may be included on the CWTA website.

6. Architectural Committee – (Jack Venable)

- a. Paul & Sherry Gendron were in attendance at the call to review the BoD decision last month to not allow their proposed unit modifications to proceed.
 - 1. It was based upon the determination that Unit #10 is not an allowable precedent and the modifications do not represent the CWTA appearance and would set a negative precedent for other unit modifications in the future.
- b. Paul discussed previous ACC modifications during Paul's tenure on the board (#12 deck, #19 deck, #10, #136). Paul is a HO through his parents since 1976 & his ownership from 1995. Paul may come back to the ACC & BoD with unit modifications more acceptable to CWTA.
- c. A discussion of previous conversions of CWTA Storage units sold to adjacent HO's. There are poor county records regarding these conversions. County records and Assessors records are poor. This issue may be considered closed. TRPA coverage impact is undetermined

7. Local Outreach/Governmental Agencies – (Fran Swanson)

- a. Development plans for Kings Beach @ SR 267 & 28 round-a-bout is proceeding (2022-2023)
- b. A Public Hearing for North Lake Tahoe Tourism Business Improvement District to occur. Lodging, restaurant, retail, transportation, attraction & activities to be affected.
- c. Tahoe Zoning amendments for ADU (Accessory Housing Units) to be updated
- d. US Forest Service acquired 120 acres at Brockway summit to be open space making the Martis Valley project unfeasible.
- e. Bike Path planning continues. Fran to contact Kansas McGann.

8. Forestry Committee – (Celia Barry)

- a. North Tahoe Fire & Conservancy confirm Carnelian Creek is anticipated to receive treatment in 2021.
- b. Agate Bay in now Firewise.
- c. Controlled burns in progress as weather permits.
- d. Website for burns: www.tahoelivingwithfire.com/get-informed/

9. Hospitality Committee – (Cat Fox)

- a. No changes until Covid 19 restriction changed.

10. Communications Committee – (Karen Cleland)

- a. The last "Communicator" went out Jan 22nd. Next issue late April/May 202

- b. The website has some dead links & to be deleted and/or archived.
- c. HO insurance coverage info concerns vs CWTA coverage may be included as clarification is received.

11. Old Business

- a. Staff review & recommendations for next year not yet ready for BoD review.
- b. CWS Incentive Pool (profit sharing) distribution modifications reviewed.
 - 1. Motion to Approve: Fox, 2nd Swanson; Motion Approved.
- c. Proposed Cell Tower lease contract reviewed, not in the best interest of CWTA & 75% of HO's must approve; inadequate monthly income (\$1200), utilities needed, 3rd party provider.
 - 1. Motion to NOT approve tower proposal & contract; Sullivan, 2nd Hubachek; Motion Approved.
 - 2. CWTA may reconsider in the future.

12. New Business

- a. None

13. Next Board Meeting

- a. BoD Meeting; Saturday May 22, 2021; 9 AM (at Lodge or conference call, TBD).

Motion to adjourn January 30, 2020 Board Meeting 1:5: AM; Barry; 2nd Sullivan; Motion Approved.

Cary Okumura, Secretary CWTA