

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 May 22, 2021

The meeting was called to order at 9:07 AM by Board President Mike Proffitt.

Members present: Proffitt, Okumura, Barry, Swanson, Cleland, and Shaw

Members by phone: Sullivan, Hubachek, ACC Chair Jack Venable

Not in attendance: Fox

Project Manager: Don Bemiss

Guests: Paul & Sherri Gendron, Unit #76

1. Secretary's Report – (Cary Okumura)

- a. Approval of minutes for the previous BoD meeting of Saturday, January 30, 2021
 - a. Motion to Approve: Swanson, 2nd Shaw; Motion Approved

2. Treasurer's Report – (Dave Sullivan)

- a. Monthly Financial Reports prepared in conjunction with McClintock for Jan, Feb, Mar, Apr of 2021
 - 1. January 2021: Not bad considering the Covid 19 impact, CWS did well
 - 2. February 2021: Some variance due to seasonal change
 - 3. March 2021: Did well
 - 4. April 2021: Pretty well, \$100K expense for bat remediation (taken From Capitol Reserve, CR fund to be adjusted)
 - 5. Motion to approve Jan, Feb, Mar, Apr 2021 monthly reports: Shaw, 2nd Barry; Motion Approved
 - 6. New renter for Pavilion residence; \$2700/month, 12-month lease
 - 7. McClintock is reviewing 2020 financials, report in progress
 - i. An Amended Tax return for 2020 may be filed due to CWTA losses. Awaiting review & decision.

3. Strategic Plan – Perry Fox

- a. Not in attendance, no report
- b. Capital Reserve to be modified, Forestry may increase from \$25K to \$40K

4. Project Managers Report – (Don Bemiss)

- a. Bat remediation complete, includes a 2-year warranty, inspection each year. This expense not covered by insurance due to Exclusion Clause.
- b. Snow protections removed due to end of snow season, tennis & pickle ball courts, pool (spa closed until Placer County determination due to Covid 19), Par course, lodge (June 15th), grounds ready for use
- c. Removal of 6 dead trees, some tree limbing adjacent to units #1 – 76

- d. Discussion regarding change of use for arcade room, ideas in consideration; exercise space &/or 2nd level office space (approx. \$20K)
- e. CWS Remodel work #113 complete, Unit #21 started, 30 deck replacements to be completed this summer
- f. Installed security signage for roadways & parking lots due to public misuse. Dogs to be on a lease
- g. George raised questions regarding; walkways, under-unit wiring, parcourse, lodge WIFI, Undeveloped lots. Comments taken into consideration & discussed.

5. Insurance Committee – (Greg Hubachek)

- a. Greg discussed insurance premium increase from 2020 to 2021 & experienced a 15% increase
 - 1. General Liability & Property; \$50K to \$57K+
 - 2. Umbrella: \$3.7K to \$4K
 - 3. Inland Marine: \$1.2K, No change
- b. Greg discussed the possibility of lower premiums by raising our deductible to \$25K
 - 1. Discussion regarding CW history of claims, 3 – 6 years, decision TBD
 - 2. Discussion regarding fire defensible distance affecting insurance. CWTA conforms to Placer County Fire Prevention Ordinance for defensible space of 100'.

6. Architectural Committee – (Jack Venable)

- a. Paul & Sherri Gendron, Unit #76 were in attendance to resubmit to the BoD a revised submission.
 - 1. Some minor changes were proposed, a roof line change.
 - 2. They presented their change, additional information & reasonableness for approving: no visual impact to adjacent units, no change in property area footprint, financial & legal responsibility for unit damage or maintenance to be the unit's responsibility
 - 3. Discussion by the board occurred. Celia discussed setting a precedent for homeowners. Mike suggested the removal of the over-entry storage room & limitations for noise & debris during construction.
 - 1. The motion was amended as follows:
 - 2. to delete the Over Entry storage room
 - 3. Cary requested that the owner's Placer County Assessors property description be revised & filed with the County to include this responsibility to be part of the property & pass on to future owners
 - 4. The Gendron's agreed to the amended motion.
 - 1. A Motion to Approve: Swanson; 2nd Okumura.
 - a. Venable as Chair of the ACC: approve but opposed to the over entry storage
 - b. Board Vote to Approve: Okumura, Swanson, Shaw, Cleland, Hubachek, Proffitt
 - c. Board Vote to Oppose: Barry, Sullivan
 - d. Fox: not in attendance

2. Motion Approved

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

- a. Update to Regional Transportation System for the public to get out of their cars including additional transit, Technology Information for the public & Communities/Corridors for workers, visitors & residents. A free Ride Share program to become available
- b. The County updated their Short Term Rental (STR) ordinance due to public feedback
- c. A Workforce Housing Preservation program to allow workers to purchase or rent local housing
- d. The Bike Trail (3rd phase) affecting CW is still in progress. There is a concern regarding safety, trash, damage & abuse to CW by the public use.

8. Forestry Committee – (Celia Barry)

- a. The annual Rake Off will occur Tuesday July 6, 2021. CW will supply rakes, water & gloves and a lunch after
- b. North Tahoe Fire and the Conservancy confirmed that the Carnelian Creek project will occur in 2021

9. Hospitality Committee – (Cat Fox)

- a. Once the State moves to Covid 19 Yellow then events can be planned

10. Communications Committee – (Karen Cleland)

- a. The next “Communicator” will go out next week. Information regarding I-80 construction, bat remediation, boat/kayak & opening of lodge & pool are included
- b. Information regarding September CW Annual Homeowners Meeting to be included

11. Old Business

- a. Nothing of note

12. New Business

- a. A proposal for review from CA Data Source to CW for civil code compliance to the Davis Sterling Act was discussed. A determination that it is not necessary was made.
- b. BoD meeting; Saturday September 11, 2021; 9 AM (at Lodge or conference call, TBD).
 - i. A board dinner on Friday
- c. Annual Homeowners Meeting: 1 PM
 - i. Open bar, catered food after

13. Next Board Meeting

- a. August 7, 2021, 9 AM at the Lodge or conference call-in.

Motion to adjourn the May22, 202 Board Meeting 11:35 AM by Swanson; 2nd Shaw; Motion Approved.

Cary Okumura, Secretary CWTA