

# 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 September 11, 2021**

The meeting was called to order at 9:05 AM by Board President Mike Proffitt.

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

Members by phone: Hubachek

Project Manager: Don Bemiss

Guests: Jack Venable Chair ACC, Paul Gendron unit #76

### **1. Secretary's Report – (Cary Okumura)**

a. Approval of minutes for the previous BoD meeting of Saturday, August 7, 2021

a. Motion to Approve: Sullivan, 2<sup>nd</sup> Shaw; Motion Approved

### **2. Treasurer's Report – (Dave Sullivan)**

a. Financial report for July 2021 is in progress with McClintock (vacation) & will be completed at her return.

b. There are no current HO dues delinquencies.

c. CW proposes 3% dues increase for the next 2 years & in the budget projections. Last year we had a 2% increase.

1. Bat remediation expenses were taken out of the Capital Reserve fund & needs replenishment.

2. We anticipate pool & equipment expenses.

3. The Finance Committee Review Process with input from McClintock (Kendall) is being implemented.

### **3. Strategic Plan – (Perry Fox)**

a. The projected forecast of our Capital Reserve Expenditure/Income spreadsheet for next year includes an \$80K buffer. A 5 year projection will be discussed at the HO's meeting.

1. Our Capital Reserve projections now have a realistic variance of 2%-3% over 2 years.

2. We now have a bank account for the Capital Reserve Fund & separate from the current Operating Expenses account.

### **4. Project Managers Report – (Don Bemiss)**

a. Security around CWTA is OK

1. Bears at dumpsters continue to be problematic. Don is investigating the use of a different bear resistant dumpster.

b. Completed this year:

1. 26 Balconies have been upgraded (6 remaining), 2 dumpster enclosures, parking & roadway asphalt, dead tree & brush removal, kayak rack & unit under soffit repair as required.

2. Bat exclusion & sealing for all units (warranty dates received for each separate cluster (all 118 units) from Western Bat). Bats will continue to be a yearly problem (Calif. Brown Bats, a protected species).

c. Improvements for next year:

1. Unit front entry steps & concrete landings (costs & material still TBD for handrails).
2. Pool filters, continued asphalt repair, tennis court repair & resurfacing, continued tree, needle & brush thinning, BMP maintenance & continued under soffit repairs.

**5. Insurance Committee – (Greg Hubachek)**

a. No new information.

**6. Architectural Committee – (Jack Venable)**

- a. Unit #76 Request for Improvements continues (see Old Business; item 11b).
- b. Further investigation of Placer County records for CWTA Storage units show mixed information. They do not show on records as recorded APN portions of CWTA common building improvements (therefor ghost structures).
  1. Previous storage units have been sold to adjacent HOs to become part of their unit space.
  2. Four storage units continue to belong to CWTA,
  3. Farmers Insurance CWTA property & building surveys & pictures show these storage units as covered by our insurance.

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

- a. Fall is fire season: Information for fire alerts are available through Placer County. National Forests are closed.
  1. <http://www.placer.ca.gov/2426/placer-alert>
- b. The proposed Bike Trail affecting CW connecting to Dollar Point -Tahoe Vista will be the 3<sup>rd</sup> phase, 2028-2030, no current funding. Fran continues to be in contact with the responsible agency.
  1. [http://www.ca-ilg.org/sites/main/files/file-attachments/bpp\\_execsumm.pdf?1](http://www.ca-ilg.org/sites/main/files/file-attachments/bpp_execsumm.pdf?1)
- c. STR (Short Term Rentals): restriction & required permits/moratorium restraints continue. A draft CEQA EIR is forthcoming.
  1. <http://www.placer.ca.gov/6109/short-term-rentals>
- d. Transportation: TART is encouraging bus travel.
  1. <http://tahoetruckeetransit.com.tart-connect>

**8. Forestry Committee – (Celia Barry)**

- a. The Rake Off on July 6<sup>th</sup> was successful with 14 participants & help from CW Staff
- b. Celia submitted our annual Firewise update & info for vegetation management.
- c. NTF (North Tahoe Fire) & the Tahoe Conservancy confirmed that the Carnelian Creek time frame for work has changed.
  1. The Conservancy Project encompasses the entire CWTA land except 100' building defensible space.

2. Funding comes from the California Tahoe Conservancy
  - a. At approx. \$3200/acre.

**9. Hospitality Committee – (Cat Fox) Not in Attendance**

- a. Once the State moves to more lenient Covid 19/Delta Variant restrictions, events can then be planned.

**10. Communications Committee – (Karen Cleland)**

- a. The “Communicator” went out in August.
- b. The HOs roster will be updated after the annual HOs meeting.

**11. Old Business**

- a. The annual HOs meeting this afternoon will be In-Person & by ZOOM.
- b. The Gendron modified agreement comments were sent to CW attorney today, modified & will be sent to CW BoD members for vote by early next week.

**12. New Business**

- a. Staff reviews are beginning.

**13. Next Board Meeting**

- a. Sunday September 12, 2021; 9AM for HOM review, BoD & committee assignments.

Motion to adjourn the September 11, 2021 Board Meeting at 10:20 AM by Sullivan; 2<sup>nd</sup> Fox; Motion Approved.

Cary Okumura, Secretary CWTA