

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 29, 2022 by ZOOM Conference

The meeting was called to order at 10:00 AM by Board President Celia Barry.

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

Others by phone: Jack Venable by ZOOM

Other HOs: 9 HOs by ZOOM:

Project Manager: Don Bemiss

1. 9:00AM; The BOD had a Closed BoD session regarding upcoming staff wages discussion.

2. Secretary's Report – (Cary Okumura)

a. Approval of minutes for the previous BoD meeting of Saturday, September 11, 2021

- a. Motion to approve: Swanson, 2nd Fox; Motion Approved

3. Treasurer's Report – (Perry Fox)

a. Monthly Financial Reports: Oct, 2021. Working with McClintock for following months as a work in progress.

- 1. Oct 2021: Revenues over \$36K above expenses primarily from CWS.
 - i. Wages are up beyond budget.
- 2. Perry discussed Capital Reserve Fund status; Reviewed 2019 & 2020 Operations
 - i. Considerations regarding expenses and especially bat remediation, we should expect to fund our Capital Reserve Fund Account to \$43.6K each quarter for next year.
 - ii. We will wait to February to move money to a New Capital Reserve Funds account
- 3. Motion to approve Oct 2021 monthly report & Capital Reserve Fund account: Proffitt, 2nd Swanson; Motion Approved

4. Project Managers Report – (Don Bemiss)

- a. Security issues OK. Some problems with renters' use of the hot tub. Lodge & spa are only open Fri & Sat due to county restrictions
- b. Prepping for unit entry reconstruction (no wood to be used). Expect to start in May.
- c. Staff wages are expected to be an issue. Don will present wage expectations to the board executive committee.
- d. No update on #76 Gendron remodel.

5. Insurance Committee – (Greg Hubachek)

- a. Renewal of insurance will require an increase in our premium. Overall increase in California due to fire & reconstruction costs to \$63+K. Auto premium increase & overall can be mitigated with an increase in our deductible from \$10K to \$25K. We've had 1 claim in 5 years.

Motion to renew with increase in deductible: Fox; 2nd Sullivan: Motion Approved.

6. Election Procedure – (Celia Barry)

- b. To bring CWTA up to current California State Law.

1. Motion to Approve: Okumura, 2nd Fox: Motion Approved

7. Architectural Committee – (Jack Venable)

- a. Unit #76 Gendron; Jack & Cary to develop new ACC procedures & controls for unit HO's submittal for large/significant remodel requests.
- b. Only one new request for window addition currently under review.
- c. The ACC needs one more committee member. HO's are to be considered.

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

- a. Bike trail from Dollar Point to Tahoe vista was allocated \$300K to study construction costs. Awaiting draft CEQA for Segment 1 from Tahoe Vista to Carnelian Bay Ave.
- b. SR 89 Fanny Bridge \$3M, Tahoe Conservancy received \$41M to reduce wildfire risk.
- c. Short Term Rentals (STR) Ordinance differing issues continue.
- d. Micro transit options in consideration.
- e. The Martis Valley-West development project is currently a dead issue due to California CEQA issues.

9. Forestry Committee – (Celia Barry)

- a. NTFD & the Conservancy has a 10 year fire prevention treatment program. This will include 77 of the 88 acres of Carnelian Woods land as well as Carnelian Creek excepting 100' defensible space around buildings that is CW responsibility. September or October is the expected start.

1. CW needs to complete a 'Right of Entry Agreement'.

- b. CW may get the NTFD Chief to come to a BoD meeting.

10. Hospitality Committee – (Cat Fox)

- a. On Hold until summer.

11. Communications – (Karen Cleland)

- a. The "Communicator" will come out in February.
- b. A Website overhaul through our current webmaster may cost approximately \$2000 to \$3000. We currently pay \$50/month for maintenance. There are redundant info/links that need updating.

12. Old Business

- a. BoD meeting dates are: 1/29/22, 4/23/22, 7/16/22, 9/17/22 and Annual Home Owners Meeting 10/22/22 with committee assignments 10/23/22.

13. New Business

- a. Kevin Shifflet, newly elected at the annual 9/11/21 HOMs is resigning (job opportunity). Diane Hopkinson was appointed to replace Kevin.

14. Next Board Meeting

- a. BoD Meeting; Saturday April 23, 2022; 9 AM (at Lodge or ZOOM or conference call, TBD).

Motion to adjourn the January 29, 2022 Board Meeting 11:34 AM; Proffitt; 2nd Hubachek; Motion Approved.

Cary Okumura, Secretary CWTA