



Carnelian Woods Communicator

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In this edition
Don's Corner

In Memoriam

2023 Board Meetings

Committee Reports

Up-coming Board Meetings

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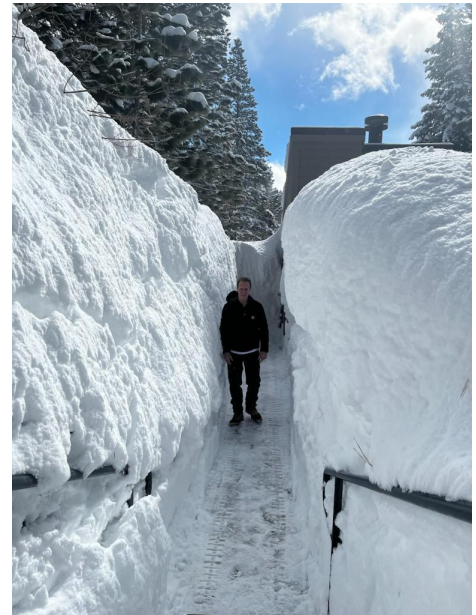
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Teresa Bertini
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DON'S CORNER

Carnelian Woods General Manager's highlights. For a complete report please refer to the latest meeting minutes available on the website.

Lake Tahoe was subject to a historic snowfall this Winter season (see picture of me in the walkway to the right). As a result of the extreme snowfall Carnelian Woods should be aware that:

- There was damage to multiple units roofs resulting in leaks, exterior siding, and other interior damage. **Please notify manager@carnelianwoods.org if your unit has any damage by June 15th to be included in the insurance claim.**
- Snow removal costs were significantly higher than expected and the loader required major maintenance and new chains.
- Expect the pool opening to be delayed.



CARY OKUMURA REMEMBERED *By Mike Proffitt*



The board was notified, in early April, that longtime homeowner and fellow board member Cary Okumura had passed away at his home in Auburn. He will be missed.

Cary was born in March 1945, and grew up in the small city of La Puente, a suburb of Los Angeles. From the time he could throw a baseball he was a true-BLUE Dodger fan. If not on the baseball field, he was in the pool swimming and learning how to throw a water polo ball.

He entered USC to study Architecture and used his childhood swimming skills to also play Water Polo on the USC squad. He always joked that the water polo team shared the locker room with the USC Trojan football team, and those guys were HUGE.

After graduation he married his college sweetheart. They moved to northern California for work opportunities and were blessed with two children. Kelly, his daughter who now lives in Bellingham, WA, and his son Robert, who lives in Chico.

Cary bought unit 60 in 1992 which satisfied one of his dreams as then the family was able to enjoy his favorite spot, Lake Tahoe. He was an avid snow skier and enjoyed the many

**Carnelian Woods
Board of Directors**
board@carnelianwoods.org

President
president@carnelianwoods.org
Greg Hubachek

Vice President
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Celia Barry

Secretary (Pro Tem)
secretary@carnelianwoods.org
Diane Hopkinson

Treasurer
treasurer@carnelianwoods.org
Perry Fox

General Directors
Karen Cleland
Mike Proffitt
Dave Sullivan
Fran Swanson
George Shaw

challenges on the slopes of Palisades where he held an annual pass for the last many years.

The other hobby Cary enjoyed, whether it be at his Auburn home community, or here in the Carnelian Bay area, was golf. He always had his golf clubs in his car, ready to take on one of the many local courses.

He became a board member almost immediately (1995) and became a member of the Architectural Committee. In fact, he chaired this committee until 2021 as he remained active on the committee but turned it over to fellow committee member Jack Venable. Cary was always willing to help the board and was the first to raise his hand when the need for a new Secretary surfaced in 2014, a job that many people shy away from. His energies, knowledge, and steady demeanor will be missed by us all.

The board is planning to honor Cary Okumura for his 27+ years of time served and dedication to the Carnelian Woods Board, at the upcoming Annual Homeowners meeting, October 21st. We hope you will be there to share your gratitude to such a loyal fellow homeowner. If possible, a 9-hole golf event may be planned on Sunday, October 22nd. Be looking for details in an upcoming Communicator.

BOARD MEETING SUMMARIES

January Meeting (Jan. 28th, 2023)

Due to severe traffic and technical difficulties, the HOA board did not have a quorum. Therefore, limited items were able to be discussed. Draft meeting minutes are available on the website.

April Meeting (April 29th, 2023)

Held at the lodge and via Zoom.
Draft minutes are available on the website.

1. The Open Meeting Act, which establishes the minimum standards that an HOA is required to follow to conduct meetings was reviewed. A summary prepared by CW HOA's lawyers is available on the website.
2. Open forum – several homeowners brought forth concerns about the HOA's finances and stability of management. Handling of delinquent HOA dues was discussed.
3. GM's report (Don Bemiss) – Delays to CWS projects due to weather. Roof repairs will be reviewed by third-party for competitive bids. Insurance claims for winter damages will be put together as one claim since deductible is \$25k. Homeowners will need to report any interior damages and Don will inspect for additional outside damages.
4. President's report (Greg Hubachek) – Greg will work with Don to formalize the insurance claim for damages to units from ice and snow. We have extraordinary expenses coming up due to the heavy winter: increased snow removal costs, insurance deductible for storm damage, pool inspection and repairs, possible increased cost for raking and tree clearing this summer.
5. Treasurer's report (Perry Fox) – the Q2 2023 financials were reviewed (available online) and discussed. CWS is under revenue, and expenses are over. We need to pay back \$40k to the capital replacement fund by July that was borrowed last year. McClintock Accounting will provide an aging report for Homeowners that are past due on fees. Bill.com has been implemented to replace most check writing.
6. George Shaw was nominated to the board to fill the Cary Okumura vacancy.

COMMITTEE REPORTS

Forestry
forestry@carnelianwoods.org
Committee Chair: Celia Barry

We will have our forest reviewed by a professional forester this summer per our CC&R schedule. Once completed, this report will be posted online. Celia discussed our creek

Communication Team
Communications@carnelianwoods.org

Karen Cleland
Don Adams
Kris Erway
Sue Johnson

Webmaster

George Shaw
webmaster@carnelianwoods.org

Web Assistant

Heidi Paoli

with the Tahoe Conservancy since it looks tangled and messy and was not included in the treatment last summer. Their specialist said our creek resembles a “natural creek” and is a high moisture area so it’s not likely to be a fire concern.

The annual rake-off is tentatively scheduled for Friday June 30 at 9 AM at the upper units. Look for more details on the website soon.

Government Agencies / Local Outreach

outreach@carnelianwoods.org
Committee Chair: Fran Swanson
See report online (soon).

Communications

communications@carnelianwoods.org
Committee Chair: Karen Cleland

We are still working on correcting the outdated homeowner roster. Diane and Teresa will be working to update it and can be found online. The new CW website is updated and getting better every day! George Shaw (webmaster) reported that we have been getting many hits on the new site. Board members approved a motion to fund Google Workspace for committees and email services.

Architectural Review

architectural-review@carnelianwoods.org
Committee Chair: Jack Venable

Report submitted by email to board, no new requests at this time.

Hospitality

hospitality@carnelianwoods.org
Committee Chair: Vacant

Please contact the board if you are interested in leading this committee. The hospitality committee organizes social events for the Carnelian Woods homeowners.

Insurance

insurance@carnelianwoods.org
Committee Chair: Greg Hubachek

We are looking for a new committee chair. The insurance committee’s task is to maintain adequate insurance coverage for the HOA and inform owners of the limits of the HOA coverage for the individual units. This includes HOA, vehicles, and workmen’s comp.

REMINDERS

- Please remember to write your unit number on all payments to CW.
- Make payments on time. Late fees will be assessed.
- Please check the CW Homeowners roster at <https://www.carnelianwoods.org/members/> to review and verify your contact information. If updates or corrections are needed, please contact Teresa Bertini at office@carnelianwoods.org

2023 SCHEDULED BOARD MEETINGS

(All held at the CW Lodge and via Zoom)

July 29th @ 9am
October 21st @ 9am Board meeting
October 21st @ 1pm Annual HOA meeting