

CARNELIAN WOODS

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

SUBJECT: MINUTES OF BOARD MEETING OF Saturday October 22, 2022

The meeting was called to order at 9:00 AM by Board President Celia Barry.

Members present: Barry, Okumura, Sullivan, Proffitt, Fox, Hubachek, Swanson, Cleland & Hopkinson

Others: George Shaw

Project Manager: Don Bemiss

1. Secretary's Report – (Cary Okumura)

- a. Approval of minutes for the previous BoD meeting of Saturday, Sept 24, 2022
 - a. Motion to Approved: Proffitt, 2nd Fox; Motion Approved

2. Treasurer's Report – (Perry Fox)

- a. Overview of current financial condition of Carnelian Woods.
 - 1. Operating Fund
 - i. CWS is under budget for Income & revenue -\$29K.
 - 1. CWS is over budget for expenses \$122K.
 - 2. Breakdown: accounting \$9K, insurance \$11K, salaries \$51K including vacation payouts, wages \$15K, workman's comp ins \$9K, utilities \$9K, professional fees \$3K & misc.
 - ii. Capital Replacement Fund: This year's budget was for \$127K.
 - 1. Current Capital Reserve Balance is \$196K.
 - 2. Spent to date -\$104K therefore under Budget -\$34K.
 - 3. We will need to pay back \$40K from the operating fund into the Capital Replacement Fund to catch up.
 - 2. Other General Accounting actions
 - i. Opened up a ZELLE account for HO's to pay their dues. The Mutual of Omaha process for HO's to make dues payments was closed.
 - 1. Each HO should contact their bank to initiate the ZELLE process.
 - ii. A new Expense Report process was started.
 - iii. A new Vehicle Maintenance process was started.
 - 3. Review of September 2022 Monthly Financial Report
 - i. As stated above we are under budget by -\$23K.

3. Project Managers Report – (Don Bemiss)

- a. Completed 9 entry stair replacements.

- b. Defensible space work for pine needles, Manzanita & Deer brush.
- c. Bat exclusion & sealing for all units. We have a 2-year warranty.
- d. Under soffit repair as needed for some units.
- e. Upcoming improvements: entry stair replacements, par course repair, defensible space & under soffit repairs.

4. Insurance Committee – (Greg Hubachek)

- a. No change. Greg is to report at the HOAs meeting regarding Inflation increases affecting our insurance.

5. Election Prep & Annual HO Meeting – (Mike Proffitt)

- b. Ballot counter is confirmed. A ballot box will be at the Lodge for day-of HOAs vote.

6. Architectural Committee – (Jack Venable) Not in attendance

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

- a. Segment 1 of North Tahoe trail is proceeding; however, they do not have construction funding. No info on Segment 3.
- b. Placer County Clerk-Recorder launched a new RE notification program to protect unauthorized transfer of property: <https://www.placer.ca.gov/83232/property-fraud-prevention-program>
- c. Additional funding for water quality & ecosystem improvements adjacent to the Flick point neighborhood in Carnelian Bay in conjunction with Stream Environment Zone (SEZ): <https://www.placer.ca.gov/documentcenter/view/6428529b>

8. Forestry Committee – (Celia Barry)

- a. Carnelian Woods Firewise designation was renewed until fall 2023.
- b. Rake Off was held July 15th with 22 participants with pizza after & Agate Bay neighbors participated.
- c. North Tahoe Fire oversaw the fuels reduction treatment of 77 of CW 88 acres. NTF paid \$132K & resulted in many piles of flammable material. Pile burning will occur when safe, possibly in 2023-24. This is called a “ten-year treatment”. The remainder of CW property is subject to the 100’ buffer. The creek work is CW responsibility. April of NTF mentioned that we could partner with the Conservancy for this part of the work. We will evaluate.

9. Hospitality Committee – (Cat Fox)

- a. CW Mini Golf will be held Saturday. A trophy will be awarded to the winning team. This may become an annual event.

10. Communications – (Karen Cleland)

- a. The website is up & running. George Shaw will be our webmaster. We may need one more meeting with Kristen of Port City to finalize the site.

11. Strategic Planning

- a. This will be reviewed in January 2023.

12. Compliance with HOA requirements

- a. Diane will oversee the Homeowner Notification Preference Compliance form completion prior to the Saturday HOs meeting.

13. Old Business

- a. Mike suggested that when Unit #76 start their remodel construction that adjacent HOs be notified of the construction including noise, machinery, material delivery affecting them & the parking area.
- b. Annual HO Meeting; Saturday October 22, 2024; 1 PM

14. Next Board Meeting

- a. Next BoD Meeting; Sunday October 23, 2022; 9 AM at Lodge.

15. Motion for Adjournment; Hopkinson, 2nd Sullivan; Motion Approved 11:10 AM

Cary Okumura, Secretary CWTA