

**CHALET TOWNHOMES OWNERS ASSOCIATION**  
c/o SIERRA MOUNTAIN MANAGEMENT  
**PO BOX 11110**  
**TRUCKEE, CA. 96162**  
**530-587-8647**

President.....Drummond Pike  
Director.....Bill Mellin

Director.....Mark Williamson

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Minutes from Annual Members Meeting  
Held on 1/17/03 – 5:00PM  
Unit #5.

Owners present:

#1 Mike Solomon  
#4 Bill Mellin  
#5 Drummond Pike  
#6 Scooter Simmons  
#9 Jon Duane  
#10 Mark Williamson  
#11 Wendy Bingham

Proxies received:

#2 Callander  
#3 Schlesinger  
#8 Kieschnick

Also present Rob Kautz, Sugar Bowl and Pam & Rick Gardner, Sierra Mountain Management

**1. Meeting CALLED TO ORDER at 5:10PM.**

**2. APPROVAL OF MINUTES.**

Drummond motioned to approve the minutes from last years annual meeting. Jon Duane noted correction of time of adjournment, noted and will be corrected. Bill seconded the motion, unanimous. Quorum established.

**3. MEMBERS FORUM.**

None

**4. NEW BUSINESS.**

A. Rob Koutz gave a brief report from the shareholders meeting held earlier in the day. The Judah day lodge expansion will not begin until the summer of 2005. The Meadows has sold 6 units and they plan to build 8 units this summer. After the Meadows project the next is a residential project of 60 Townhomes, (4 buildings, 15,000 sq.ft.), to be put on the pavement of part of Judah day parking, (behind the chairlifts). Each phase will be 15,000 sq. ft. The first phase should begin in 2008. All of this development is to fund the gondola replacement in 8 to 9 years.

B. For summer recreation Sugar Bowl will develop hiking and biking trails.

C. Chalet owners concerns addressed:

The berm at the Meadows that will be created will be filled in between existing trees. It will be completed and Sugar Bowl will vegetate this summer. Rob invited the Chalet owners to meet him at berm site to discuss.

Tower lights were addressed. Rob said they are amenable to putting in something less obnoxious. Another snow mobile access trail has been created and the Chalet members have noted there is less traffic.

The new winter road will be located on the Meadows Townhomes side of the Gondola.

The voluntary Special Assessment for the Village Hall was discussed. There will be more amenities added at the hall and villagers will have the choice whether to pay for a usage fee but it will not be mandatory.

**5. MANAGERS REPORT.**

- A. Rick went over the financial statement. Management found insurance for a lower cost, which will reduce assessments in Oct. A question concerning reserves for the roofs was discussed. More information will be gathered and presented to the Board.

**6. BOARD ELECTION.**

The present Board agreed to serve a one-year term till the next annual meeting, Sat. 5pm Jan. Martin Luther King Jr. weekend.

**7. ADJOURNMENT.**

Drummond motioned adjournment at 6:35pm. Mark seconded the motion. Unanimous.