

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

Minutes from Annual Members Meeting
Held on 2/19/05 – 11am
Village Hall, Meeting Room

Owners present:

#4 Stephanie Mellin
#5 Drummond Pike
#6 Nancy Simmons

Proxies received:

#2 Callander
#3 Schlesinger
#8 Kieschnick
#9 Duane
#11 Bingham
#12 Wadsworth

Also present Pam & Rick Gardner, Sierra Mountain Management

1. Meeting CALLED TO ORDER at 11:25AM.

2. APPROVAL OF MINUTES.

Drummond motioned to approve the minutes from last years annual meeting.
Unanimous. Quorum established.

3. MEMBERS FORUM.

None

4. NEW BUSINESS.

A. Construction defect memo from C. Parker. Phase 1 chimney chase canopies re-installed. Phase 1 exterior closet doors tuned-up for easier latching. Phase 2 doors will likely be replaced due to delaminating issue. Grip rails on both phases to be re-installed. Water table damage at connection point, a cosmetic issue to be fixed. All repairs to be done at no cost to owners.

Drummond wanted to know what the damage was by water table and what the fix would be. Pam will ask Chris Parker.

B. No meeting date was set for next annual meeting.

C. Other. When townhomes are next stained the upper decks will also be done.

D. Association insurance and the increase were discussed at length.

5. MANAGERS REPORT.

A. Rick went over the financial statement.

B. Management recommended that a reserve specialist be hired to do a reserve study.
Approved by the membership.

6. BOARD ELECTION.

Stephanie Mellin volunteered to sit on the Board. Drummond nominated Stephanie to the Board, second by Nancy Simmons. Using the proxies assigned to the Board she was elected. Drummond then nominated Stephanie to serve as president of the Board. With the proxies she was appointed President. Mark Williamson will serve another year as a director and Drummond will stay on the Board until a new volunteer can be found. Thank you Drummond for serving for 2 years.

7. ADJOURNMENT.

Drummond motioned adjournment at 12:15pm. Stephanie seconded the motion. Unanimous.