

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

President.....Chris Parker
Vice President.....Janell Adams

Tres./Sect.....Pam Gardner

Minutes from Annual Members Meeting

Held on 7/2/02 - 4:30 pm

Moved from VILLAGE HOTEL LOUNGE to Chris Parkers office.

Present were Directors, Chris Parker, Janell Adams and Pam Gardner. Also present Rick Gardner, SMM.

1. Meeting CALLED TO ORDER at 4:30pm.

2. APPROVAL OF MINUTES.

Janell motioned to approve the minutes from last years annual meeting. Chris seconded the motion, unanimous.

3. MEMBERS FORUM.

A. Unit 6/Simmons had asked the Board to consider putting in a communal hot tub. The Board does not wish to incur any added expense. They will ask Mr. Simmons to investigate the cost before going to the membership for their thoughts.

4. NEW BUSINESS.

- A. The budget was discussed and adjustments made. A final budget will be included in member's packets.
- B. Phase 1 will be stained before the fall out of reserves. Janell will obtain bids.
- C. The landscaping survey was reviewed and out of 9 replies 4 were for more landscaping and 5 were against. At this time the Board feels they will wait on any added landscaping expense.

5. MANAGERS REPORT.

A. The reserve study was reviewed. A line item for deck, entrance maintenance and the sub-drain system will be added.

6. BOARD ELECTION.

A. Drummond Pike volunteered to sit on the Board. Chris motioned to elect Janell as President, Drummond as V.P. and Pam as Sect./Tres. Pam seconded the motion, Unanimous.

7. ADJOURNMENT.

Pam Gardner motioned adjournment at 5:25pm. Janell Adams seconded the motion. Unanimous.