

DONNER VILLAGE TOWNHOMES ASSOCIATION
P. O. BOX 11110
TRUCKEE, CA. 96162
530-587-8647

ANNUAL MEMBERS MEETING MINUTES
5/24/09

1. **CALL TO ORDER.**

President Dave Pinsky called the meeting to order at 3:00pm. Managers Rick & Pam Gardner were present. A quorum was established. Six out of 10 units were represented in person and 3 proxies were received meeting, therefore, the 50% quorum requirement was satisfied. The owners present were: Pinsky, Nerland, Hopp, Kishi, Abbati and Bode.

2. **INTRODUCTIONS.**

Everyone introduced himself or herself, citing the length of time that they have owned a unit in the Association and what they do for a living. The owner's roster will be e-mailed to owners for update.

3. **APPROVAL OF MINUTES**

Edward Abbati motioned approval; Hiroshi Kishi seconded the motion, which passed unanimously.

4. **MEMBER'S FORUM**

A. Edward Abbati discussed his roof leak, (possibly caused by an ice dam). He will contact Mills Roofing to come out and inspect inside and out. Roof repairs are the responsibility of the association. The leak damage will be assessed. If it was caused by the roof then the association is responsible. If the cost is minimal the association will pay out of budget (large deductible). If excessive then an insurance claim will be made.

B. Dave Pinsky informed members on the PUD energy efficiency rebates available for appliances and PUD will also provide rebates for your heat ducts testing and repairs to seal heat system ducts. If you follow these measures you may receive a rebate on part of the cost. TDPUD is also providing energy efficient light bulbs free of cost.

5. **THE BOARD OF DIRECTORS.**

Dave Pinsky, Greg Nerland & Bud Hopp were elected May 2007 to each serve a three year term on the Board. There will be a call for candidates in 2010 and an election.

6. **FINANCIAL REPORT.**

A. Each year, the membership must vote on whether to return surplus operating funds to the members or to roll the surplus over into the operating budget for the following year. Dave motioned to roll the 2008 excess operating capital into the 2009 budget. Greg seconded the motion. Unanimous.

- B. Budget Review; Dave explained about the fire prevention landscape work the Board scheduled for this season. Bud will oversee the items to be done, (Dave & Bud removed the 5 dead trees that the forester had marked for removal following the annual meeting. Thank you).

7. REVIEW.

- A. Snow removal was discussed and all were happy with Snow Techs performance. The Board will ask them for a service contract for 2009-10. Unless the cost is outrageous the Board will sign a contract with them.
- B. The 3 main association rules. 1) Owners should park only in their garages and/or their driveways. 2) Trash should be placed in trash enclosures on Tuesday morning only. Cans need to have owners address on them. 3) Dogs need to be under voice command and please clean up after them.

8. SPRING CLEAN UP.

All owners are asked to clean up around their units and we welcome any common area cleanup.

9. NEW BUSINESS.

A. Exterior Maintenance; The Board has signed a contract with Schaffer paving to do some asphalt repair work before the sealing is done. This will be paid out of the budget. The Board also signed a contract with Snow Tech to wash, crack fill and seal the entire parking area. This will be paid out of reserves. Members will be notified of the date when they cannot park on the pavement.

B. Dave discussed the staining of the buildings. He previously notified all members concerning the project, including the bid from Snow Tech. Mr. Bode raised a question about splitting the total cost ten ways. After further discussion, all of the participating members, either by proxy or in person, (Narduzzi was not present nor did he submit a proxy), approved the proposal and authorized Dave to enter into the Snow Tech contract on behalf of the members and put down a 10% deposit. Members will mail a check to Mgt. for \$1,325.00 made out to SNOW TECH. Mgt. will then forward the checks on to Snow Tech after Dave and Bud have inspected the job was done to their satisfaction.

C. The next annual meeting date was set for May 30, 2010, Sunday 3pm.

10. ADJOURNMENT.

The meeting was adjourned at 4:20 pm. The motion was made by Bud Hopp and seconded by Greg Nerland.

