

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

**ANNUAL MEMBERS MEETING MINUTES**  
**5/25/02**

1. CALL TO ORDER.

President Dave Pinsky called the meeting to order at 3:00pm. Secretary Steve Johnson and Manager Rick Gardner were present. Vice President Dean Paine was absent.

ESTABLISH QUORUM.

Seven out of 10 units were represented in person meeting the 50% quorum requirement. The owners present were: Pinsky, Johnson, Stellmaker, Robbins, Narduzzi, Abbati and Wooliscroft.

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.

3. Approval of minutes. NA

4. MEMBER'S FORUM

The Abbatis noted that some address numbers had fallen off and were found in the trash enclosure. Dave Pinsky noted that Dean Paine volunteered to fix them.

Mr. Robbins asked if something like reflectors could be put on one of the trash enclosures to help owners and guests better recognize where the driveway is. Dave Pinsky noted that there are already some reflectors on one of the trash enclosures and asked everyone to note them the next time they drive in at night.

3. ELECTION OF THE BOARD OF DIRECTORS, (if necessary).

All three Directors agreed (Mr. Paine by verbal proxy) to continue to serve out their three-year terms. There were no challengers from the membership.

4. 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. After a short explanation by Management, everyone present voted to roll the 2001 excess operating capital into the 2002 budget to help keep the monthly assessments at \$110.

A discussion of driveway sealing ensued. The membership generally agreed that the sealing could wait until the spring of 2003. Management was asked to obtain competitive bids at that time.

5. REVIEW PARKING POLICY.

Dave Pinsky commented that the parking problems experienced in the past may well have been solved now that the two rental units in the 4-plex are (or very soon will be) owner occupied. He reminded the membership that each unit only has the absolute right to park in their garage or in the space just in front of their garage door. All other parking spaces are for guests or for occasional, temporary use by owners. He asked everyone to please be courteous and respectful when parking.

6. REVIEW GARBAGE RULES.

Again, the general opinion was that the problems previously experienced related to garbage may not persist due to the elimination of the rental units. However, the garbage is picked up on Tuesday mornings and if anything other than clean paper, cardboard, etc is placed in the trash enclosures prior to Tuesday morning, the bears will break into the enclosure causing considerable damage.

It was also noted at this time that the trash enclosure for the 4-plex is not large enough to hold 4 trashcans. This is something that the developer should rectify. Management will inform the Harmons that it is their responsibility to provide adequate storage for trashcans. Management will also inform the sales and escrow agents for unit C of the 4-plex that there is an issue with the trash enclosure.

7. REVIEW SNOW REMOVAL COMPANY PERFORMANCE.

Dave Pinsky commented that after a few initial problems, he thought the snow removal company did a pretty good job. The rest of the membership agreed. No action was taken.

8. SPRING CLEANUP.

It was generally agreed that the owner of each unit should clean up the pine needles and other debris around their own units and common area.

9. MANAGERS REPORT.

Management noted that the 4-plex is in need of staining and agreed to send a letter to the developer to that effect.

10. OTHER BUSINESS.

Dave Pinsky reported on the changes made recently regarding the Tahoe-Donner recreation passes.

The date of the next annual members meeting was set for Sunday May 25, 2003.

11. ADJOURNMENT.

The meeting was adjourned at 4:25 pm.

