

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

**BOARD OF DIRECTORS MEETING MINUTES**  
**5/25/02**  
12431B Northwoods Blvd.

1. CALL TO ORDER

President Dave Pinsky called the meeting to order at 2:30 pm. Secretary Steve Johnson and Manager Rick Gardner were present. Vice President Dean Paine was absent.

2. APPROVAL OF MINUTES.

The minutes of the annual members meeting held on May 26, 2002 were approved.

3. MEMBERS FORUM.

Dave Pinsky reported that there is a water leak in his unit and in the other unit in his building. He contacted a roofer and was told that it was just a caulking issue. Steve Johnson has the same problem and the roofer will fix the problems and the Association will reimburse the affected owners or pay the roofer directly.

4. FINANCIAL REPORT.

Management provided a report regarding the year-to-date actual expenditures and also provided a pro-forma operating budget for the next fiscal year. Steve Johnson motioned to approve the budget. Dave Pinsky seconded the motion, which passed unanimously. The budget will now be sent out to the entire membership.

5. OLD BUSINESS.

There was no old business to discuss.

6. NEW BUSINESS

A. Violation policy. Fine schedule.

Management provided a draft violation policy for the Board to review. Dave Pinsky seconded the motion made by Steve Johnson to approve the violation policy as provided. The motion carried unanimously. The violation policy will now be sent out to the entire membership.

B. Amendment To CC&Rs.

As President, Dave Pinsky signed the resolution that was approved at the May 26, 2001 annual meeting of the members, which effectively removed the stipulation in the CC&Rs that the Association prorate the insurance premiums based on the square footage of the units. Each unit will pay an equal amount of due.

C. Annual meeting date.

Management asked if the annual meeting date could be moved. The Saturday of Memorial Day weekend is very busy for Management. The issue was tabled for the annual members meeting immediately following the Board meeting.

D. Additional business.

Dave Pinsky reported that the garbage can structure for the 4-plex is not large enough for four trashcans. It was generally agreed that this is not an Association issue but should be corrected by the developer.

7. ADJOURNMENT.

The meeting was adjourned at 3 pm.