

DONNER VILLAGE TOWNHOMES ASSOCIATION
P. O. BOX 11110
TRUCKEE, CA. 96162
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ANNUAL MEMBERS MEETING MINUTES
5/25/03

1. CALL TO ORDER.
President Dave Pinsky called the meeting to order at 3:10pm. VP Dean Paine, Secretary Steve Johnson and Managers Pam & Rick Gardner were present.
ESTABLISH QUORUM.
Nine out of 10 units were represented in person meeting the 50% quorum requirement. The owners present were: Pinsky, Johnson, Stellmaker, Robbins, Abbati/Guilielmo, Paine, Hopp, Wright and Wooliscroft/Perry.
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. Mr. Hopp motioned approval, D. Paine seconded the motion, Unanimous.
4. MEMBER'S FORUM
 - A. Damaged trees and tree limbing were discussed. Tahoe Donner will be contacted to inspect property and mark trees they see as a danger. The Association has a landscaping budget to pay for tree removal and replacement as necessary.
 - B. Dean will call handyman to do some roof repairs.
5. ELECTION OF THE BOARD OF DIRECTORS, (if necessary).
All three Directors agreed to continue to serve out their three-year terms. There were no challengers from the membership. This will be the last year of their term.
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. After a short explanation by Management, everyone present voted to roll the 2002 excess operating capital into the 2003 budget to help keep the monthly assessments at \$110 to cover the increase in the Insurance cost. The increase in the cost of insurance was discussed and the possible need to raise assessments significantly next fiscal year to cover the upcoming insurance premium increases.
7. UPDATE DVT ROSTER
Owners reviewed and updated the DVT roster. Each will receive a copy of the updated roster.

8. REVIEW:

- A. Snow Removal; Dave Pinsky commented that he thought the snow removal company did a pretty good job and he had not heard any complaints. Waltmans has one more year on their contract with DVT. Management will ask that they come earlier in the morning and try to avoid shooting snow into windows.
- B. Parking Policy. Owners were reminded that they only have exclusive use of their garage and parking space in the driveway directly in front of their garage. No commercial vehicles are allowed to be kept on site and owners are not to park in guest spaces, (especially on weekends and during holiday periods).
- C. Garbage rules were reviewed. One of the enclosures needs some work. Dean said he would have handyman come out.
- D. Pet Clean up. Owners were asked to clean up pet mess or this would be found as a common area violation.

9. DRIVEWAY SEALING. The Board accepted a bid from MW Sealing. Owners will be notified of the dates. Owners and guests will have to park elsewhere during this work (24-48 hours) and may not drive on the freshly sealed areas for 24 hours. Anyone driving on the fresh seal will be financially responsible for repairs.

10. SPRING CLEANUP.

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

11. SECURITY & NEIGHBORHOOD WATCH.

Dave informed members of recent break-ins in Tahoe Donner. Members were asked to call 911 if they suspected a problem and notify management & the owner.

12. MANAGERS REPORT.

Nothing additional.

13. OTHER BUSINESS.

Next annual members meeting date set as May 30th, 2004.

14. ADJOURNMENT.

The meeting was adjourned at 4:15 pm. A motion by Mr. Hopp, second by S. Johnson, Unanimous.

