

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

ANNUAL MEMBERS MEETING MINUTES
5/25/08

1. CALL TO ORDER.

President Dave Pinsky called the meeting to order at 3:05pm. Managers Rick & Pam Gardner were present. A quorum was established. Six out of 10 units were represented in person and 4 proxies were received meeting, therefore, the 50% quorum requirement was satisfied. The owners present were: Pinsky, Nerland, Hopp, McCarthy, Abbati/Leddy 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

Joan McCarthy motioned approval; Edward Abatti seconded the motion, which passed unanimously.

4. MEMBER'S FORUM

None

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.

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. Edward Abatti motioned to roll the 2007 excess operating capital into the 2008 budget. Richard Bode seconded the motion. Unanimous.

B. Budget Review; the roof tune up and fire prevention will each be completed in this fiscal year reducing the surplus rolled over but it will not affect the new budget. Dave explained about the fire prevention the Board scheduled for this season. Pine needles, shrubs less than 12" and lower tree limbs will be removed 10ft. from building structure. This is only a small beginning and the Board hopes to have money in the budget each year to continue the job. They welcome member feedback.

Joan McCarthy asked about the Association insurance possibly being cancelled due to fire danger. We have received no such notification.

7. REVIEW.

- A. Snow removal was discussed and it was generally agreed that the service was poor this season. Dave will ask Snow Tech if they will bid on the townhomes and Pam will see if any other snow removal companies that could handle the job are operating in Tahoe Donner. Board will also write a scope of work that is to be done.
- B. Dave reminded the members of 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.
- C. Owners are responsible for informing tenants of the rules and if there are problems the owner will be notified.

8. SPRING CLEAN UP.

All owners are asked to clean up around their units and we welcome any common area cleanup. Dave noted that if owners stain their decks the product used on units was Preservawood. Duckback Superdeck was used in the previous staining.

9. NEW BUSINESS.

- A. The next annual meeting date was set for May 25, 2009, Sat. 3pm.

10. ADJOURNMENT.

The meeting was adjourned at 3:56 pm. The motion was made by Bud Hopp and seconded by Greg Nerland.