

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

**ANNUAL MEMBERS MEETING MINUTES**  
**5/28/06**

1. CALL TO ORDER.  
President Dave Pinsky called the meeting to order at 3:10pm. Managers Pam & Rick Gardner were present.  
ESTABLISH QUORUM.  
Seven out of 10 units were represented in person and 2 proxies were received meeting the 50% quorum requirement. The owners present were: Pinsky, Nerland, Robbins, Leddy, Hopp, McCarthy 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 was updated.
3. APPROVAL OF MINUTES  
Mr. Hopp motioned approval; Ms. McCarthy seconded the motion, Unanimous.
4. MEMBER'S FORUM
  - A. Mr. Hopp asked about insurance coverage and whether the units were adequately covered. The agent will be contacted and the Board given the information for their review.
  - B. Mr. Hopp noted a dead tree that needs removal. He also asked if he can clear dead branches around his unit. Approval given.
  - C. Mr. Robbins spoke of the drainage problems from the past winters storms. The Town is responsible for ditches and will be cleaning them this summer.
  - D. Mr. McCarthy brought up his units drainage problems. The Board did an inspection after the meeting.
5. THE BOARD OF DIRECTORS.  
Dave Pinsky, Greg Nerland & Joan McCarthy will continue their 3 year terms ending May 2007.
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. Mr. Hopp motioned to roll the 2005 excess operating capital into the 2006 budget. Mr. Robbins seconded the motion. Unanimous.

B. Increases in insurance and snow removal will increase the dues to 160.00 per month. The assessment increase will be effective August 1, 2006.

7. REVIEW.

- A. Snow removal was discussed and the proposal that Waltmans submitted for the upcoming season.
- B. Discussed upcoming roof tune-up. Owners with any roof problems should let management know ASAP so that the roof company can be alerted.
- C. Dave reminded members of the 3 main association rules. 1) Parking allowed only in your garage and in your driveway. 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.
- D. Dave reminded owners to clear their decks off for the upcoming staining project. The balance is due, (\$1,755 duplex, \$1,215 4 plex), at this time. Make checks to Easterbrook Painting and give to management.

8. SPRING CLEAN UP.

All owners are asked to clean up around their units and a section of common area.

9. NEW BUSINESS.

A. Animal resistant garbage enclosures were discussed. The members voted to replace the existing enclosures at the end of their useful life with bear resistant enclosures to be paid out of reserves.

B. The next annual meeting date was set for May 27, 2007.

10. ADJOURNMENT.

The meeting was adjourned at 4:30 pm. A motion by Dave, second by Bud Hopp, unanimous.