

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

BOARD OF DIRECTORS MEETING MINUTES
5/28/06
12431B Northwood's Blvd.

1. CALL TO ORDER

Dave Pinsky called the meeting to order at 2:03 pm. Present: President, Dave Pinsky, V.P., Joan McCarthy, Sect/Tres., Greg Nerland & Manager's Rick & Pam Gardner.

2. APPROVAL OF MINUTES.

The minutes of the Board meeting held on May 29, 2005 were approved by Dave Pinsky.

3. MEMBERS FORUM.

None.

4. FINANCIAL REPORT.

Management provided a report regarding the year-to-date actual expenditures and the new budget requiring an increase, raising the dues from \$145.00 to 160.00, to cover growing insurance and snow removal. The Board had approved the budget via e-mail before it was sent to members.

5. OLD BUSINESS.

A. Snow removal performance was discussed. There were problems with Waltmans this past season. Management was unable to get any other company to bid on this project. Waltman has offered an approach to next years snow removal that may solve the problems of this past year. The Board will review the Waltman bid when submitted in the fall.

B. Building maintenance/repairs. A. The Board accepted the lowest bid for a roof tune-up that was received. Management will investigate the time line on roof tune-ups. B. Bear resistant trash enclosures were discussed. The Board feels that the enclosures should be built into the reserves so that owners will not be special assessed for them. The Board will ask the members what they wish to do.

C. Association Rules. Dave went over the 3 rules – Parking, Trash & Dogs. He will remind the members at annual meeting of these rules.

6. NEW BUSINESS

A. Greg Nerland had asked about adding the staining into the common area association responsibilities. This would require changing the CC&Rs and added association expense. It was not recommended by the Board.

B. The next meeting date was set for 2:00 PM May 27, 2007.

7. ADJOURNMENT. The meeting was adjourned at 3pm.

