

DONNER VILLAGE TOWNHOMES ASSOCIATION
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TRUCKEE, CA. 96162
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ANNUAL MEMBERS MEETING MINUTES
5/29/05

1. CALL TO ORDER.
President Dave Pinsky called the meeting to order at 3:05pm. Managers Pam & Rick Gardner were present.
ESTABLISH QUORUM.
Nine out of 10 units were represented in person and 1 proxy was received meeting the 50% quorum requirement. The owners present were: Pinsky, Nerland, Robbins, Leddy/Guilielmo, Hopp, Wright, Kishi, 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. Robbins motioned approval; Mr. Hopp seconded the motion, Unanimous.
4. MEMBER'S FORUM
 - A. The McCarthy's asked about water drainage. Members went over past history.
 - B. The Bodes asked about snow shed and members advised plexiglass over the windows in the winter.
5. ELECTION OF THE BOARD OF DIRECTORS, (if necessary).
Dave Pinsky will continue his 3 year term started in 2004 and will continue as President. There were two vacancies on the Board after owners units were sold. Greg Nerland, Bud Hopp and Joan McCarthy volunteered to fill the remaining two years of the term.
Since Mr. Hopp does not have e-mail the Association will continue to ask him to keep an eye on things, as he is a year round resident. Mr. Robbins motioned to accept Greg Nerland to fill the Sect./Tres. vacancy and Joan McCarthy to fill V.P. vacancy. Ms. Kishi seconded the motion. Unanimous.
6. MANAGERS REPORT.
 - A. Pam went over the parking policy, each owner has two spaces. One inside garage and the second in driveway directly in front of garage. Guest parking not to be used for additional vehicles. Also do not block neighbor's driveway or the circular drive, as it is not only discourteous, but prevents fire trucks and

ambulances from access to our homes. Owners were asked to share this information with their families and any guests who may stay in or use their units.

- B. Also the trash policy was reviewed. Each owner should have their address on their can in trash enclosure. DO NOT put food items out until Tues. Morning. Pick up by 10am in the morning. DO NOT use neighbors cans. If you are not there to put your garbage can out on Tuesday morning, you must take it with you. Any bear damage due to food placed in the garbage sheds will be billed to the unit responsible. Owners were asked to share this information with their families and any guests who may stay in or use their units.

7. 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 2004 excess operating capital into the 2005 budget.
- B. The increase in the cost of insurance and snow removal was discussed and the need to raise assessments less than 10% next fiscal year from \$132.00 to \$145.00 to cover the upcoming costs. Mr. Bode motioned to accept the budget; Mr. Hopp seconded the motion, unanimous. The assessment increase will be effective August 1, 2005.

8. SPRING CLEANUP.

- A. Dave asked all members to clean up around their units and a portion of the Common area.

9. REVIEW & OTHER ITEMS.

- A. Set next annual meeting date as 5/28/06
- B. Pet Clean up. Owners were asked to clean up after their pets.
- C. Dave went over the history of staining units and reminded members it will need to be done in the near future. This is not an association expense.
- D. We will be sealing the driveway this season. Notice of the sealing, which will require, will be provided and every effort will be made to complete the sealing during the week. Cars will need to be off the driveway for at least two days.
- E. Neighborhood Watch. Owners were asked to call 911 if they see a problem and then management, if they see a serious problem and to call management and the owner of the unit if they see something out of the ordinary that does not merit a 911 call.
- F. Snow removal was discussed and safety issues in exiting the drive. Parking at Trout Creek was discussed if a member could not get into the driveway.
- G. Roof tune ups are done every other year. Next one 2006.

12. ADJOURNMENT.

The meeting was adjourned at 4:15 pm. A motion by Joan McCarthy, second by Bud Hopp, unanimous.

