

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

ANNUAL MEMBERS MEETING MINUTES
5/30/04

1. CALL TO ORDER.
President Dave Pinsky called the meeting to order at 3:10pm. VP John Woolliscroft, Secretary Ray Shamieh and Managers Pam & Rick Gardner were present.
ESTABLISH QUORUM.
Eight out of 10 units were represented in person and 2 proxies were received meeting the 50% quorum requirement. The owners present were: Pinsky, Shamieh, Robbins, Leddy/Guilielmo,, Hopp, Wright, Kishi 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, Ms. Wright seconded the motion, Unanimous.
4. MEMBER'S FORUM
A. Trash removal problems were discussed. Owners have been asked to clearly mark their can with their address.
5. ELECTION OF THE BOARD OF DIRECTORS, (if necessary).
All three Directors agreed to continue to serve a new 3-year term. If a unit sells Mr. Hopp agreed to serve if needed.
6. MANAGERS REPORT.
A. Pam went over the sealing and roof tune-up that was paid out of reserves.
B. Assessment payment policy was reviewed.
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 2003 excess operating capital into the 2004 budget. The increase in the cost of insurance and snow removal was discussed and the need to raise assessments significantly next fiscal year from \$110.00 to \$132.00 to cover the upcoming costs. The amended budget was reviewed.
8. UPDATE DVT ROSTER

Owners reviewed and updated the DVT roster. Each will receive a copy of the updated roster.

9. REVIEW:

- A. Snow Removal; Waltmans work was reviewed. It was decided by the members to ask them to come between 5-7AM.
- B. Parking Policy. There have been relatively few parking problems this year.
- C. Garbage rules were reviewed.
- D. Pet Clean up. Owners were asked to clean up after their pets.
- E. Neighborhood Watch. Owners were asked to call 911 if they see a problem.

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. OTHER BUSINESS.

- A. Dave reminded everyone that units would need to be stained in the next 2-3 years and to start saving for it.
- B. Next annual members meeting date set as Sunday, May 29th, 2005.

12. ADJOURNMENT.

The meeting was adjourned at 4:40 pm. A motion by Mrs. Kishi, second by Dave Pinsky, Unanimous.