

MARTIS PEAK HOMEOWNERS ASSOCIATION
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President.....Michele Jones	Sect/Tres..... Tom Kulczycki
Vice President.....Craig Wilson	Director.....Nicole Reitter
Director.....Al Hall	Management.....Rick and Pam Gardner

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MINUTES FROM THE BOARD OF DIRECTORS MEETING
HELD ON 12/16/09

Present were directors, Michele Jones, Craig Wilson & Nicole Reitter. Member present, Craig Close. Pam & Rick Gardner with SMM present.

1. CALL TO ORDER

The meeting was called to order by President Michele Jones at 7:08 PM.

2. APPROVAL OF MINUTES.

Michele motioned to approve the minutes. Craig seconded the motion, which passed unanimously.

3. MEMBERS FORUM.

A. Nicole asked whether an electrician could install a light at entrance box, we will look into the cost. She also asked who owns dirt patch at entrance off Glenshire Dr. The county does.

4. REPORTS.

- A. Road Report. Association maintained road on Nighthawk will be plowed.
- B. Financials, The end of year financial report, prepared by the accountant, was provided to the Board.
- C. The Reserve Study is still a work in progress.
- D. The Board reviewed the aged receivable report.

5. OLD BUSINESS.

A. The definition for permanent and temporary structures was discussed. Craig Wilson presented multiple possible definitions of temporary and permanent structures for the Board to review. These definitions were provided to clarify the terms (temporary and permanent structure) used in the DRRRM. Craig Wilson also noted that this Board and future Boards should not be placed in the position of determining if a structure is "habitable" (as defined in the current definition), and therefore a more thorough definition of "temporary" and "permanent" structure is necessary as this community is developing.

Craig Close asked that his request for his trailer not be classified as Temporary is withdrawn. He agreed his trailer would be considered a temporary structure under the current (past Boards) definition and agreed to pay the amount due on his property with a trailer on it. He asked that the Board not add fees to properties with sheds and on them.

Michele motioned that the Craig Close property continues to be defined as Temporary for this fiscal year and that the entire Board continue to look at defining the issue of "structures". Craig Wilson added that the Board should finish the definition by the next meeting (in March), as there are other such properties in question. Nicole seconded the motion. All agreed.

6. NEW BUSINESS.

A. Unpaved road work criteria will be discussed at the March meeting.

B. Post Office boxes will be discussed as Canyon Springs progresses. As well as all other issues in question with the project. The Board is waiting for Chip Huck to give them answers.

C. Craig motioned to ratify the Board of Directors elected positions. Michele seconded the motion. Nicole voted Aye. Board appointees are as follows: Michele / Pres., Craig/VP, Tom/Sect.-Tres., Nicole and Al/Directors.

D. Road easement question concerning Canyon Springs, the Board will wait for C. Huck to discuss and also speak with Teel Family Trust and possibly consult an attorney.

E. Canyon Springs fencing and gate relocation also tabled till C. Huck provides information.

7. ADJOURNMENT.

Michele moved for adjournment at 8:40PM. Nicole seconded the motion, which passed unanimously.