

MARTIS PEAK HOMEOWNERS ASSOCIATION
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President.....Paul Curtis	Sect/Tres..... Tom Kulczycki
Vice President.....Michele Jones	Director.....Donna Finn
Road Chairman.....Al Hall	Management.....Rick and Pam Gardner

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MINUTES FROM THE BOARD OF DIRECTORS MEETING
HELD ON 6/24/09

Present were directors, Al Hall, Tom Kulczycki, Paul Curtis, and Michele Jones. Members present C. Wilson, J.Erickson and C. Close.

1. CALL TO ORDER

The meeting was called to order by President Paul Curtis at 7:10 PM.

2. APPROVAL OF MINUTES.

Tom motioned to approve the minutes. Al seconded the motion, which passed unanimously.

3. MEMBERS FORUM.

A. Joel asked if there were any trees on Juniper Creek that were coming out. Al said no. Craig mentioned some dead trees on Martis Valley Rd. and Al stated those would be removed.

B. Craig asked if members were allowed to put personal letters into the HOA newsletter. Paul and Tom felt that if the letter was lobbying then it was not appropriate. Members may request a mailing list that they can use to send personal letters. Craig thought that the newsletter had been used for this in the past. The Board asked Mgt. to research past minutes for more information on this. It will be on the agenda for the next Board meeting.

4. REPORTS.

A. Road Report; presented by Tom. At a Board review on June 8, all the Board was present (but Donna), as well as Ralph Rosellen. The Board looked at the priorities of the maintenance to be done this season; A. Removal of trees and grading after they were removed.

B. Drainage improvement/culvert/ditch clean up. C. Possible slurry seal if budget allows.

Joel asked about a culvert on Juniper Creek that may not be draining correctly. Al will take a look so that it is not draining sediment into the creek.

B. Financial Report; presented by Tom. On May 31, 2009 there was \$47,504.46 in the operating Checking account, \$77,664.00 in the Money Market account and \$31,138.20 in the Paving Account (used to make the paving loan payments to the bank).

There are significant delinquent accounts. A new line item will be added to the budget, Non Collectible Debt for those accounts that may be foreclosed on. Paul motioned to approve the financial report and Al seconded the motion. Unanimous.

5. OLD BUSINESS.

A. The vote to modify the DRRRM; Issue #1, the reserve account amendment, passed in favor of allowing for a Reserve account, 49 Aye, 6 Nay.

The vote to modify the DRRRM; Issue #2, should the HOA pursue non-profit status,

passed in favor, 51 Aye, 4 Nay. Paul will work with attorney Bob French to finalize the amendment to the DRRRM and record the amendment in both Placer and Nevada Counties.

The Board agendaized a Reserve study/policy for the next Board meeting.

B. The Board finalized the acceptance of a section of Nighthawk Way extending from Juniper Creek Road to the Kulczycki/Agre driveway. Acceptance of this portion of Nighthawk had been requested for acceptance by homeowner Dan Agre. An engineering evaluation by Black Eagle Consulting found that the applicable portion of Nighthawk met the DRRRM standards. In accordance with the terms of the DRRRM this portion of the road was accepted by the Association for maintenance.

6. NEW BUSINESS.

A. Insurance coverage. The Board discussed the commercial property limit of \$23,000. To raise it up to \$35,000 would cost an additional \$52 annually. Paul motioned to approve the increased coverage, Michele seconded the motion. Unanimous.

B. The Definition of permanent and temporary structures was discussed. Craig Close, who recently was designated as a temporary structure, felt that since the trailer on his property was inhabitable it should not be given this designation. Mgt. researched past minutes and found only a policy for permanent structures; “when a building permit is pulled then the property is considered a permanent structure designation”. There was much discussion but no decisions made. The Board and Craig agreed that in the next newsletter different views would be presented on the temporary structure definition. So that members would have input into this important policy. The deadline to submit a letter is 8/20/09.

C. A Resolution was presented to file a lien on APN 49-090-02 for delinquent assessments. Al motioned to sign the resolution. Tom seconded the motion. Unanimous.

D. Michele volunteered to head the picnic committee for Sept. 20, 2009. Please help out if you can. Thomas Kraus has again allowed the association to hold the picnic on his property. Thank you!!

7. ADJOURNMENT.

Paul moved for adjournment at 9:15 PM. Tom seconded the motion, which passed unanimously.