

**MARTIS PEAK HOMEOWNERS ASSOCIATION**  
**P. O. BOX 1431**  
**TRUCKEE, CA. 96160**  
**(530) 587-8647**

Annual Members Meeting  
9/20/09  
Minutes - DRAFT

1. CALL TO ORDER.

A. President Paul Curtis called the meeting to order at 1:05 PM. Members in attendance were: Paul & Christy Curtis; Michele & Tom Jones; Al & Casey Hall; Butch and Bonnie Hall; Brenda & Jim Given; Spencer & Keli Chaney; Russell & Rotha Carlson; Dave Olsen & Diana Dillaway; Bob & Carol Harris; Doral & Cavel Neeley; Joel Erickson, Thomas Kraus; Tom Kulczycki & Carolyn Magin; Ted & Mary Thompson; Tinka Parrish, Craig Close; Marilyn Sunnergren. Also in attendance Rick and Pam Gardner from Sierra Mountain Management; Neil Doerhoff, Teel Family Trust and Chip Huck, Canyon Springs.

B. 18 proxies were also received and together with the members in attendance, a quorum was established. Paul thanked Michele Jones for the Picnic organization and the Kraus family for allowing the picnic to be held on their property.

C. Michele Jones motioned to approve last years annual minutes. Christy Curtis seconded the motion. Annual Minutes published in the Fall and Summer newsletter and are always available at website. [www.sierramntmgt.com](http://www.sierramntmgt.com).

2. PRESENTATIONS.

A. Neil Doerhoff with the Teel Family Trust addressed the membership concerning the recent No Trespassing signs posted. He introduced Monty Lunkley who has been hired to patrol the property, the Sheriff Dept. has also been contacted to issue violations. All of this has come about because of the damage that trespassers have caused on the property and the fire damage. It is unfortunate and hopefully in the future hikers may once again be allowed but unless you have written permission you are trespassing. Neil spoke of meeting with the Canyon Springs developers concerning the creation of a small parcel that would allow access to the Canyon Springs project. Discussion folowed regarding issues on the reassignment of the 60 foot easement for Martis Peak Road. Marilyn Sunnergren was concerned about the easements and questioned whether it would be re-recorded after the road was re-aligned. Neil did not have an answer at this time. It was requested that the Board obtain a desription of the easement and review. There were questions from the Martis Peak members to Neil about the gate and post office boxes being relocated a short distance to allow for this new access; (there are no plans to relocate the dumpsters at this time), Canyon Springs would pay for the relocation.

Butch Hall asked about liability issues on this new portion of road and suggested keeping the gate where it is now until the Town accepts the road

that would access Canyon Springs. Neil said this may be a good option. For questions concerning the Teel Family Trust land or the gate re-alignment contact Neil at 916-224-1111 or neild@surewest.net.

- B. Chip Huck and his partners, (3 bankers out of Oregon), are in the planning stages with the Town concerning Canyon Springs, ( for questions: website canyonspringsoftruckee.com). Chip Huck has relocated to Truckee from MN. Paul Curtis stated that he has an interest in Canyon Springs but is not the developer.

Chip said they were focusing on the trail system and green building. He also discussed some of the fencing that will be installed along the road access as part of the agreement with Teel Family Trust, and agreed to provide a description of this to MPHOA. He also indicated that Canyon Springs would not be gated (town policy does not promote) and that right of way on the road is a key issue. Discussed additional entrance to Canyon Springs, and commented that this issue was not resolved yet.

Craig Close brought up the issue of the road again and the ownership and responsibility. Chip said they would dedicate the road to the Town, whether the town accepts is the question. There were many questions that were unanswered and Chip said he would write a letter addressing concerns that we could publish in the newsletter.

Questions concerning easements, road maintenance & liability have not been answered and we encourage members to become informed.

### 3. MEMBERS FORUM.

- A. Ted Thompson asked why the meeting dates had been changed (from last years Aug. meeting). The Board did this so that meetings would coincide with the end of each quarter for financial reports. Michele said she did not vote to change the meeting to Sept.
- B. Craig Close expressed his concern that the Board no longer allowed members to publish letters in the newsletter. Paul Curtis said this was not the case. If there was a letter that expressed one view he felt that there should also be a letter that had a counter point to that view included (as the past newsletter had).
- C. Joel Erickson said if Canyon Springs moves (or replaces) the existing post office boxes can we get larger boxes. The Board can look into this.
- D. Craig Close asked about candidates giving statements at the meeting and then voting could follow after. Because of the length of the annual meeting it was suggested maybe there could be a candidate evening. Also in the past at the outdoor meetings it was hard to keep track of ballots and who had voted that is why the members are asked to mail in their ballots. By following Calif. State law on secret ballots and having them mailed in we can have an accurate vote.

### 4. FINANCIAL REPORT

- A. Tom Kulczycki had the new quarterly budget enlarged on poster board for members to view. There are more line items breaking down the expenses.

With the economy they have added a line item for bad debt. At the end of the fiscal year there was \$15,222.80 in the operating account, \$9,431.04 in the Money Market account & \$13,371.69 in the Paving Loan account. There are \$10,888.65 accounts receivable.

- B. Tom also reported on the Reserve study they had done and the Reserve account has been set up in a CD with \$30K added for the 2008-09 fiscal year. Because the reserves were not created until now to “catch up” the reserves for the paving the board will have to look at potential means to address this. No course of action recommended at this time.

## 5. ROAD REPORT

Paul Curtis thanked Al Hall for all the work that he has done over the years for the Association. Mountain Forestry was contracted to do the tree removal work, Moon Rocks Construction will do the ditching and culvert work and Advanced Asphalt (in conjunction with CPM) will do the slurry seal all the way up to the Halls driveway. Tom Jones asked whether the Board had some type of schedule or timeline on non-paved road as the road he brought up to the Association standards so it was adopted had never been touched so far. When does it become a necessity to do work on a gravel road? Tom K. answered that each spring the Board drives the roads and evaluates the problem areas. Drainage and weather all impact the road each winter, that is why the Board prioritizes the work based on the condition of the roads after the winter season.

Unpaved road assessment for repairs will be agendized.

## 6. OLD BUSINESS

- A. The Board has done a reserve study in house and will present to the full Board at the next meeting for approval and once approved it will be available to the membership. The Association has applied again for non-profit status now that the DRRRM has been amended. Members will each receive a copy of the amendment in the mail. The amendment is also on the website.

Doral Neeley asked why not plan for overlays in the Reserve Study instead of a complete road replacement after 15/20 years. Paul answered that the consultant suggested that a replacement was the best course but the Board will certainly explore all options.

- B. Tom K. reported on Fire service expansion. The Town has adopted all the Martis Peak area within Nevada County (but not in Placer County). The adoption will not affect the tax fees and on the plus side insurance company ratings are improved from a 10 rating to a 9 so members are encouraged to contact their insurance agent to check into any savings. Placer County residents were also encouraged to contact the Truckee Fire Department to request being added to the service expansion.
- C. Tom K. reported on snow removal expenses. One to two months per year we do not meet the guaranteed amount the rest of the months we exceed that amount The Board continues to look at distribution of snow removal to members. At this time it is based on mileage. The snow removal will once again be done by R. Rosellen. 530-448-9944.

- D. Paul gave an update on his research on Impassable roads. The county takes no responsibility for them and the traffic engineer said not to worry about them and the traffic engineer said not to worry about them.

## 7. NEW BUSINESS

A. Permanent/Temporary Structure definitions. Printed in Summer newsletter. Craig Close would like a policy in place. He feels that only properties with a structure on them or a trailer they live in while building should pay any snow removal (at this time permanent & temporary defined properties pay snow removal). His trailer is just stored on the property and he said he cannot even access his property in the winter.

Marilyn Sunnergren said that a previous board felt if there was something for “dwelling” on the property then it was designated Temporary. Permanent is when a permit is pulled. Spencer Chaney commented that we may want to use power or water on site as a method of defining temporary. Thomas Kraus felt that while it was unfortunate that Craig did not use his trailer to live in that the Board could not change on a case by case basis and had to follow a policy, and suggested using the broad definition used by other HOA’s.

The Board will define the policy at the Dec. 16<sup>th</sup> quarterly meeting.

### B. Election of Directors.

49 total ballots were received before the meeting. The DRUMM requires a 25% quorum, which, with 91 members, would be 23. A quorum was established. 4 volunteers were running for 2 positions. Craig Wilson and Nicole Reitter were elected to the Board. Each term is for 2 years. Tom Kulczycki, Michele Jones and Al Hall each have 1 year left on their terms of office.

C. Brenda Given volunteered to host the picnic next year if she can have it at her home; the yellow jackets were terrible this year.

## 7. ADJOURNMENT

Ted T. motioned adjournment at 2:20PM. Craig C. seconded the motion. Unanimous.

DRAFT MINUTES