

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

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MINUTES FROM THE BOARD OF DIRECTORS MEETING
HELD ON 12/15/10

Present were directors, Craig Wilson, Nicole Reitter and Neil Blumenfield via Skype. Members present, Craig Close, Ralph Rosellen, Curtis Crooks, Marianne Ryan & Jeanette Reynolds. Pam & Rick Gardner with SMM present. Also present Marty Frantz-SOSG.

1. CALL TO ORDER

The meeting was called to order by President Craig Wilson at 7:05 PM.

2. APPROVAL OF MINUTES.

Nicole motioned to approve the 6/23/10 minutes. Craig seconded the motion, which passed unanimously. Note: the letter from Neil Blumenfield is attached at the end of 6/23/10 minutes published on website www.sierramntmgt.com.

3. MEMBERS FORUM.

A. Marty Frantz spoke about the concerns of SOSG concerning the Canyon Springs project, an increase in traffic, disaster preparedness, and overdevelopment in the Truckee area. Those members with concerns should monitor the Town meetings on the Canyon Springs project and express their concerns. (The Board of Directors sent a letter to the Town expressing their concern about the main entrance to the development on Martis Peak Rd).

B. Craig Close proposed the Board look at changing the DRRRM, pg. 5 Meeting of Members, from 25% to 50% to constitute a quorum. The Board did not see how this would benefit the association but will look into it.

4. REPORTS.

A. Financials, Craig reported that as of 11/30/10 there was \$51,667.36 in the operating checking account. \$62,067.27 in the Money Market account. \$59,410.57 in the Paving Loan account. \$88,397.80 in the Reserve account. Craig, Rick & Neil will get together to familiarize Neil with the quarterly budget as the Board will want to plan out their expenses for the year.

B. Aged Receivables total \$44,859.40 (please remember that most of this amount due is from those who chose to pay half of their road maintenance Sept. 1 and the second half March 1).

C. Road Report, Craig spoke about the vast amount of snow received in Nov. Ralph was thanked for doing a good job staying on top of the snow removal. In the spring the Board will look at those roads needing attention.

5. OLD BUSINESS

A. Mr. Accurso requested the Board change his property designation from temporary

structure to vacant land. The Board felt that the 100 sq. Ft. structure qualified it as temporary. Craig voted to maintain the Temporary designation, Nicole voted Aye in agreement, Neil voted Aye in agreement. No change will be made in the property designation.

B. Owners List: In the fall newsletter the Board asked those members who wished to participate in a community list send their contact info to Mgt. to compile. We had 4 responses. Because many did not see the news item it will be in the next newsletter on a brightly colored separate insert.

C. Canyon Springs development, entrance update. Escrow had not closed at meeting date but expected to close in Dec. The gate and post office boxes have been moved. There is a temporary set of PO boxes that will be replaced with a newer set. There were concerns expressed concerning the amount of space allowed for vehicles to turn into to pick up mail. When there are more residents there may be a congestion problem. This will be discussed with the developer.

Paul Curtis brought up the intersection configuration and advised the Board to express any concerns, at this time, to the developer. He was asked what he would recommend but said he could not make a recommendation. Craig commented that the 90 degree configuration that exists now would not work well if Martis Peak Rd. is the main entrance for Canyon Springs. This will be brought up to the developer to explore options. Note on Gate: The gate is held open during storms to avoid gate damage.

6. NEW BUSINESS.

None.

7. ADJOURNMENT.

Nicole motioned for adjournment at 8:12PM. Craig seconded the motion, which passed unanimously.