

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

MINUTES FROM Quarterly DIRECTORS MEETING
HELD ON 2/20/08

Present were directors, Paul Curtis, Donna Finn, and Michele Jones. Members present (from sign in sheet) were C. Wilson, the Carlson's, M. Sunnergren, T. Parrish, J. Erickson, C. Close and R. Rosellen.

1. CALL TO ORDER

The meeting was called to order by President Michele Jones at 7:20 PM.

2. APPROVAL OF MINUTES.

Change to 6A. The word "quorum" was changed to "majority". Michele motioned to approve with the correction. Donna Seconded. Unanimously approved.

3. MEMBERS FORUM.

A. Michele Jones asked that members speak with their neighbors on the importance of traveling the speed limit, 25MPH, on the roads. In the last 16 months there have been 10 accidents on the roads.

B. Paul mentioned he had noticed the new gate in operation and asked who had been responsible financially for the repair. Michele reported that Direct TV had taken full responsibility for the accident and would be reimbursing the Association for all expenses.

4. REPORTS.

A. Road Report.

Paul reported that the road work that was done in the fall (shoulders & ditches) were at this moment holding up well and draining the water off the road. He praised Ralph Rosellen for the excellent snow removal job. Paul stated that Ralph prepares for the next storm so that the roads are always passable.

In the spring Paul reminded Ralph that the road edges will need extra care when plowing so they are not damaged. Paul also reported that the bottom of Lower Valley View is a muddy mess and the material that was used did not hold up. Halls Excavation is aware of this problem. By May of 2008 Paul said that the Board would have a road maintenance schedule adopted for the season.

B. Financial Report.

Management reported that as of Jan 31, 2008 there was \$37,486.14 in the Checking account. \$67,047.08 in the Money Market account and \$56,987.04 in the paving account. Paul asked about a surplus in a previous report and where it was shown on this report. Rick did not have the previous report information and will report back to the Board as soon as possible. Paul motioned to approve the financial reports, Michele seconded. Donna voted aye. Approved. Note: Rick reported back to the Board that the line item of the surplus had

been inadvertently left off the financial report but that there was \$ surplus.

Paul would like different accounting reports. Rick will work on different future reports.

C. Snow Removal Formula: Questions. Al Hall & Tom Kulczycki (experts) were absent.

Michele Jones (speaking as a member) stated that her snow removal cost had increased 4 times from last season. She believes most of the snow removal occurs on Martis Peak Rd., while she understands her bill is high because she does not share half a mile of road with anyone she feels that at this time the formula is not equitable. She felt the quality of service is fine but the ratio of the time that is spent on her road (compared to the main road) is very small. Also that vacant lot owners who pay nothing but the 10% paid out of the general fund accessed their property because she and other permanent homeowners paid for the service. Michele feels the Board should look at all members paying into snow removal more equitably. Paul said her point was well taken and the Board would be looking at possible changes.

Joel Erickson asked about the cost to clear the roads and whether the less used roads, which didn't receive as much work, should cost the same as the more traveled roads. Ralph Rosellen said it all keeps coming back to "the formula".

Craig asked what the Board had adopted for the snow removal formula and the outcome of the meeting with The Purscells. Marilyn pointed out the answers were in the latest newsletter and Michele did a quick review. Yes the Board had voted and accepted the new snow removal that Tom K. had provided. The Purscells had met with Board members and were to pay all the previous years' snow removal bills.

Joel asked who had measured the distances that were being used in the snow removal formula. Michele stated Tom and his wife and then she and Al Hall each using GPS.

Marilyn Sunnergren opinion on the snow removal formula was; A. The level of service should be taken into account and B. That all properties should pay more than the 10% paid now out of the general fund.

Craig Wilson thought that the snow removal contract/proposal should include the cost of clearing each leg and he agreed that all properties should pay more than the 10% now paid out of the general fund. Also he would like the spreadsheet downloaded so all can access it. Craig Close said it should be posted on the website.

Rotha Carlson said, as a vacant lot owner, she does benefit from the snow removal that others pay for. Not only can she access her property but if emergency equipment would need to get to her or her property they can.

Ralph said he thought it was fair to change the DRRRM for more equitable snow removal charges, also that the Board could look at changing the amount of what they charge for each mile and or leg. The roads located in higher elevations get more snow and take more time to keep clear.

Craig Close added that when he sat on the Board that is when they put in the DRRRM that all paid 10%. Marilyn felt it was time to look at changing the DRRRM to allow a more equitable charge to all.

5. OLD BUSINESS.

A. Changing the DRRRM to allow for reserves.

Reserves are for the replacement of common area components as their useful life wears out. Reserves are used by HOAs to avoid special assessments. Craig Close stated that he is against allowing more than a 10% contribution of funds to the reserve account if established.

Because the DRRRM does not allow for a reserve account the issue will need to go to a vote of the members. Paul feels that the Board should actively move forward to bring this to the membership and a vote to change the DRRRM. The annual meeting has always proved to be a good time to conduct a vote either in person or by mail. This item will be placed in Old Business for the next Board meeting.

The Board and membership attending the meeting also discussed the non-profit status. Mgt. sent in the forms and the DRRRM hoping the state would grant non-profit status but they would not without Articles of Incorporation. Paul motioned to move ahead with incorporation and have Craig Close draw up the documents for Board review and approval. Michele seconded the motion. After discussion and no cons were found the Board voted to accept the motion. Paul-Aye, Donna- Aye, Michele- Nay (because she wanted other two Board members there to vote). Motion passed. Because the item was not on the agenda the Board will look over the Articles and ratify the decision at the next meeting, May 21.

Paul mentioned the Board meets previous to scheduled Board meetings. Michele pointed out these were workshops because it was so hard to get everything accomplished with only 3 Board meetings but that no major decisions were ever made at these. Mgt. went on record that the Board had been notified that if members met and there was a quorum they could not have a meeting (only a workshop) and that no decisions could be made.

B. Logging Policy.

Current policy is: "A voluntary contribution of \$35 per truck load after the 5th load is suggested to help defray some of the added maintenance costs."

Now that the road is paved the Board is concerned about damage that may occur from logging trucks.

Craig Close asks that the Board consider each logging plan individually. Is the logging going to make the property owner money or is it being done to remove dead trees that have no value. While making the property safe from fire is very important Marilyn does not feel that she or others should bear the cost of damage/maintenance that is incurred due to the logging trucks.

Michele said the Board would consider both of these arguments and the policy would be added to the next agenda. Paul added that if and when a new policy is adopted it should include that no logging trucks could travel the roads in the spring.

6. NEW BUSINESS.

A. Tree Removal on road easement.

Trees on the road shoulder that had root damage and/or were knocked over when the road was paved are now an eyesore and a fire hazard. Marilyn feels the trees may be on the Raley's property and should be contacted to have them removed. Paul felt the easement may have language that would take care of the tree removal. Michele asked for approval to incur the expense of having a Title search done. The Association would like some original copies that are legible. Approved.

7. ADJOURNMENT.

Michele motioned adjournment at 9:38 PM. Donna seconded the motion, which passed unanimously.