

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

President.....Michelle Jones  
Vice President.....Donna Finn  
Road Chairman.....Al Hall

Sect/Tres..... Paul Curtis  
Director.....Tom Kulczycki  
Management.....Rick and Pam Gardner

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MINUTES FROM Quarterly DIRECTORS MEETING  
HELD ON 2/21/07

Present were directors, Al Hall, Tom Kulczycki, Donna Finn, Paul Curtis & Michelle Jones and managers Pam & Rick Gardner. Also present members; R. Rosellen, G. York, T. Thompson, J. Erickson, the Purscells & C. Wilson.

**1. Meeting CALLED TO ORDER at 7:05 PM.**

**2. APPROVAL OF MINUTES.**

Tom Kulczycki motioned to approve the minutes from the previous Board meeting. Donna Finn seconded the motion, which passed unanimously. Next scheduled Board meeting May 16, 2007.

**3. MEMBER'S FORUM.**

A. J. Erickson said there was the possibility of the Town PUD running fiber optics up the road and if there would be interest. The Board asked him to submit a letter to add to the next newsletter.

B. D. Purscell had a complaint on the last snow removal near his home. R. Rosellen said it was a new driver but he would take responsibility. He has been very responsive with any problems concerning snow removal and Management thanked him for his hard work.

**4. REPORTS.**

A. Road Report.

Al Hall reported that they had received the road report that had been done giving a 5 year maintenance plan. \*For those that wish a copy contact Michelle at her e-mail address (see front page of newsletter). Al felt some of the report statements were valid and some were invalid. He felt the roads were not as bad as the report stated and that the association did have road standards that were better or equal to that of some county standards.

Paul Curtis said the Board wanted to get to a point where the roads were acceptable. That the Board wants to be cost effective in the maintenance of the roads. The report made recommendations on the paved and dirt area maintenance. The best way to maintain the dirt areas was to address the muddy spots and see to adequate drainage and add surface material.

Cleaning culverts & ditch work will be an ongoing annual maintenance expense. Owners without 18 inch culverts (required by the DRRRM) need to comply. An article will be put in the newsletter addressing this. Paul recommended the Board have the road expert walk the roads and recommend maintenance for muddy areas.

D. Purscell asked about a line on road. Michelle said there were safety issues concerning the road width but the Board had discussed this possibility.

The Board will be mailing two Martis Peak car stickers to all owners that need to be

placed on the vehicle. This will help to identify those vehicles that come up and park to recreate in the area. Craig Close said he had some old stickers and would have more of them made.

B. Gate Report. Michelle reported on the malfunction concerning the gate 2 months ago. A new entrance board was installed which has solved the problems. There are still problems with the sensor lines underground. Because of the deterioration and cracks in the road water has gotten into the lines. The association does not wish to spend any money on this because of the change in gate location which may start as early as this summer. Paul motioned to put boulders at gate entry to prohibit cars driving around gate, not to exceed \$1000. Donna seconded this motion. Tom and Michelle voted aye. Al abstained.

C. Financial Report. Rick Gardner gave financial report. The Board asked questions. Paul motioned to accept the financials. Michelle seconded the motion, which passed unanimously.

## **5. OLD BUSINESS.**

A. Non-Profit Status so that the association does not have to pay so much in taxes. Rick reported that the association was not eligible for a 501(C)3 because of the gate. An association common area must be open to the public for it to receive this exemption. The association could apply for an exemption if in its governing documents stated they are for non profit. Management will fill out the forms. Paul motioned to proceed and distribute forms to the Board for their review. Michelle seconded the motion, which passed unanimously. Craig Close volunteered to draw up the Articles of Incorporation if needed.

## **6. NEW BUSINESS.**

A. Monthly billing. Michelle asked that this be placed on the next agenda.

**7. ADJOURNMENT.** Paul motioned adjournment at 8:45pm, Al seconded, unanimous.