

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

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 THE BOARD OF DIRECTORS MEETING  
HELD ON 5/21/08

Present were directors, Al Hall, Tom Kulczycki, Paul Curtis, Donna Finn, and Michele Jones. Members present (from sign in sheet) were the Carlsons, T. Thompson, J. Erickson, C. Close, the Reitters and the Purscells.

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” at the suggestion of Craig Close. Change to 4C. Joel Erickson comment on road; he was not questioning the GPS measurements but the computer program. Paul moved to approve with corrections. Tom seconded the motion, which passed unanimously.

3. MEMBERS FORUM.

A. Craig asked that each Board candidate provide a candidacy statement to be published to the membership

B. Ted Thompson wants the snow formula circulated to the membership. He also would like Mgt. contract terminated and have the association handled by neighborhood. He asked Paul about who had printed the vehicle stickers and was unhappy it had not been done at TIP. Paul paid for the expense of the printing of stickers.

C. Nicole Reitter commented on a particular vehicle in the HOA that had been speeding. She asked if anything could be done. Michele Jones had checked with the sheriff and CHP if the association wanted them to monitor the road we would have to pay them. It is considered a residential road and is 25mph. Craig stated an owner can make a complaint to the authorities.

Paul moved that a letter be sent to the person who is speeding citing paragraph 7 of Article IX on page 12 of the DRRRM. Tom seconded the motion, which passed unanimously.

D. Dave Purscell would like one of the meeting days changed to a different day. Michele explained they had tried changing the date and there had been no change in attendance. Craig suggested it be a question in the newsletter and see if we get any response from the members. Management noted that the availability of the Glenshire clubhouse also determines meeting dates.

4. REPORTS.

A. Road report; Paul presented his recommendations to the Board. These are only recommendations and have not been approved by the Board at this time. In regards to the tree removal item Michele had some interested people that would remove the fallen trees for firewood at no expense to the Association. Craig was concerned that the trees to be removed stabilized the road. Al said the stumps would stay. The Board will all go out and look very

carefully at the marked trees before they are approved for removal.

Discussion on the signage in Road Report; Craig thought there should be a “Dangerous Curve” sign added to the list. Paul agreed and added this to his recommendation. Paul motioned that the Board go out to bid and if it was affordable go forward with the recommendation list. Tom seconded.

Discussion, The Board will need to meet in a workshop before the August meeting to discuss the bids. Paul added that if there was money left over Lower Valley View might receive additional road base. Stephen Reitter asked if it was helpful to fill cracks. Tom responded that the recommendation they received was not to do this. Paul added that until the shoulder and ditching issues were resolved it was a waste of money to fill cracks.

Dave Purscell asked if the Board had received his e-mails concerning a new road material. The other Directors indicated that they did receive the e-mails and were looking into it. There was not much information on how it holds up at this time. Paul moved to start the bid process on the list of recommended road maintenance items. Tom seconded the motion, which passed unanimously.

B. Financial Report; Paul was happy with the new financial format and moved to have a quarterly budget format. Tom seconded the motion, which passed unanimously.

C. Snow removal. Tom reiterated that anyone that has questions may contact him and he will meet with them and provide information on the snow removal formula. The Board will review the options to modify the DRRRM concerning snow removal but there are no changes at this time.

Dave asked about the snow removal contract status. Paul had met with Ralph Rosellen and Aspen Developers on the 3 year contract that was signed last year. Either party may cancel during the month of May. There had been no change at this time.

## 5. OLD BUSINESS.

A. Articles of Incorporation; Craig Close provided the Board with prepared documents. Paul is in favor of incorporation but questioned some of the verbiage in documents.

B. Paul moved to send out a ballot to amend the DRRRM to incorporate and allow a tax exempt status with the Franchise Tax Board and to amend the DRRRM to allow for reserves for replacement funds. Al seconded the motion, Donna, Paul and Al voted aye. Michele and Tom abstained. Craig Close asked that the pros and cons for each ballot item be included in information sent to membership along with the candidacy statements.

C. Michele moved to amend the DRRRM concerning the current snow removal formula. The motion died for lack of a second.

D. Logging policy. Tabled.

E. Easement title search. The Board has decided not to pursue and spend the money at this time. Paul has many of the easements and has offered to let anyone interested come and view at his home.

## 6. NEW BUSINESS.

A. The gate codes will also change and be published in the next newsletter. This will happen annually before the annual picnic.

## 7. ADJOURNMENT.

Michele moved for adjournment at 9:40 PM. Donna seconded the motion, which passed unanimously.