

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

Annual Members Meeting  
8/21/11  
Minutes –Draft

Bob Belden with the Truckee Fire District gave a presentation on defensible space. Those wishing to call the Fire Dept. may call 530-582-7635.

1. CALL TO ORDER. Corner of Juniper Creek Rd. & Nighthawk.

A. President Craig Wilson called the meeting to order at 1:30 PM. Board members present; Neil Blumenfield, Tres/Sect.; Al Hall, Road Chairman; Nicole Reitter, Director; Michele Jones, V.P.

Members present; Halls, Curtis, Reitter, Jones, Harris, Given, Dillaway, Blumenfield, Bowers, Chaney, Steitz, Rosellen, Cameron, Duffy, Accurso, Dyches & Lambert. Also in attendance Rick and Pam Gardner from Sierra Mountain Management.

B. 34 members were represented by proxy or in person, a quorum was established.

C. Neil Blumenfield motioned to approve last years annual minutes. Duke Lambert seconded the motion. All minutes are available at website.

[www.sierramntmgt.com](http://www.sierramntmgt.com).

2. MEMBERS FORUM.

A. Mike Accurso spoke to the Board and membership concerning the re-designation of his property from vacant land to temporary. His property was one that was affected by the Boards clarification of Temporary and Permanent definitions for developed properties. He does not feel he should pay snow removal but the DRRRM state Temporary structure pay snow removal. He has asked the Board to consider his request to look further into the matter. There was discussion of the membership on what was a Temporary structure and is it fair for those that have permanent structures to pay all the snow removal when others with Temporary structures and vacant land access their land during the winter. Some members would like the DRRRM to be changed to make all road maintenance and snow removal and equal amount for all members. The Board will agendize Mr. Accursos request and Duke Lambert asked Mr. Accurso to bring his proposed change to the definition.

3. REPORTS.

A. Financial; Neil reported as of July 31, 2011 there was \$118,397.80 in the reserve account, \$62,967.51 in the checking account, \$23,891.31 in the Money Market account and \$21,142.14 in the paving account. Accounts receivable is \$11,337.99. One account has been turned over to collection. As of 9/1/11 the Board will discuss turning additional account over to collection if no payment has

been received. The Association was able to collect all the back fees through escrow on a property that had been foreclosed on. Neil also noted that the Reserve Contribution needs to be increased significantly in upcoming years to meet the needed funds for the paved road repair/replacement.

B. Paving Loan, the association made the final payment in August. We expect to Have approximately \$16,000 left which will be credited to those properties That participated in the loan. The credit amount will be calculated using the same formula used 7 years ago.

C. Roads, Craig reported that the Board was currently obtaining bids to do ditch and shoulder work as well as checking culverts and cleaning if needed on the following roads; Martis Peak Rd., Juniper Creek Rd., Nighthawk, Lower Valley View and La Mirada. Grading and possible road base added to the following roads; Nighthawk, La Mirada and Lower Valley View. The Board is also looking at bids to add a fabric layer and road base for La Mirada.

#### 4. OLD BUSINESS

- A. Speeding on the roads. Roy Bowers as well as many others have expressed concern over contractors and workers speeding on roads. At the last Board meeting the Board discussed possible inhibitors; more signage, flashing light or camera at gate, removable rubber speed bumps, rumble strip and hire a CHP officer to come out and enforce speed limit. Some members were not for the speed bumps and others did not feel that more signs would help. Any ideas or recommendations please con tact Management.
- B. Dumpsters; at this time there are no problems, Please remembers no construction debris. Blue bags should be placed inside the dumpsters.

#### 5. NEW BUSINESS

- A. The gate codes scheduled to change Oct. 1. We will wait and **change Oct. 15<sup>th</sup>** To allow time for the newsletter to be received and read by all.
- B. Election of Directors.  
32 total ballots were received before the meeting. The DRRRM requires a 25% quorum, which, with 95 members, would be 24. A quorum was established. Two volunteers were running for 2 positions. Craig Wilson was re-elected and Duke Lambert was elected to the Board. Each term is for 2 years. Michele Jones, Al Hall & Neil Blumenfield each have 1 year left on their terms of office.
- C. Thank you to the Kraus family for the use of their property and a special thank you to Michele and Nicole for organizing the picnic.
- D. The Chaney's volunteered to host the next annual meeting, they asked if it can be scheduled on a Sat.

#### 6. ADJOURNMENT

Craig Wilson motioned adjournment at 3:15PM. Neil seconded the motion. Unanimous.

**Board meeting dates: Thursdays, Dec. 15, 2011, March 22, 2012, and June 21 Aug. 18, 2012 Annual. Saturday (Tentative)**

