

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

Annual Members Meeting
9/19/10
Minutes -Draft

1. CALL TO ORDER. 19214 La Mirada Rd.

A. President Craig Wilson called the meeting to order at 1:20 PM. Members who signed attendance sheet: Christy Curtis; Nicole & Stephen; Michele Jones; Al Hall; Austin Harris; Brenda & Jim Given; Jacquie Davis; Dave Olsen & Diana Dillaway; Jules Rainforest; Joel Erickson, Tom Kulczycki & Carolyn Magin; Ted & Mary Thompson; Craig Close; Marianne Ryan; Gail & Mike Flynn; Neil & Pat Blumenfield; Curtis Crooks; Roy Bowers; Allan & Lizanne Rixen/ Lambert. Also in attendance Rick and Pam Gardner from Sierra Mountain Management; Chip Huck, Canyon Springs.

B. 44 members were represented by proxy/ballot and together with the members in attendance, a quorum was established. Craig thanked Brenda Given for the Picnic organization and allowing the members to meet on their wonderful property.

C. Michele Jones motioned to approve last years annual minutes. Nicole Reitter seconded the motion. All minutes are available at website. The June 23, 2010 minutes have the letter submitted to the Board from Neil Blumenfield.
www.sierramntmgt.com.

2. MEMBERS FORUM.

A. Neil Blumenfield sent a letter to the Board concerning the Canyon Springs development that was added to the June 23rd. minutes. These have been posted at the website since July 15th, www.sierramntmgt.co. They were inadvertently left out at the printer from the summer newsletter and will be added to the fall newsletter.

B. 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 re-definition of Temporary structures. He has asked the Board to consider his request to look further into the matter. Craig Close, who also was affected by re-designation felt that these properties should not have to pay for snow removal since the Association pays for 10% of all snow removal and this comes out of road maintenance they all contribute to. Craig Wilson has asked members who wish to give input on the Temporary Structure definition contact the Board.

C. Brenda Given commented on the damage that had been done to La Mirada from the construction up the hill and asked if the Association could address this problem. Al Hall said they were aware of the problem and the Board would need to do something to correct the road problem.

- D. The dumping of construction debris in the dumpsters was brought up and how to police the dumpsters. Michele stated they had tried locks in the past which had been cut off within 12 hours. Anyone witnessing inappropriate use can take a picture or get a license and make a sheriff report.

3. REPORTS.

- A. Tom reported at the end of the fiscal year 8/31/10 there was \$88,397.80 in the reserve account, \$19,934.12 in the checking account. And \$1,780.39 in the Money Market account. There is \$13,496.68 in the paving account. Accounts receivable is \$12,306.08.
- A. Snow removal expenses. A total of \$54,717.50 was spent this year. The snow removal will once again be done by R. Rosellen. 530-448-9944.
- B. Road Report. Tom reported that the Association contracted for a very good price (approx. \$83K) on the slurry seal, less than anticipated. The sealing was paid out of the reserves expenses. Another \$25K was spent on Road maintenance.

4. OLD BUSINESS

A. Marianne Ryan, committee representative for the Association concerning the Canyon Springs project, said she had nothing to add to her report, printed in the summer newsletter, other than the committee phone survey showed an overwhelming support by members **against** using Martis Peak Road as the main entrance as well as moving the gate before the Canyon Springs project had been approved by the Town. Members who are concerned and wish to receive information from the Town concerning the Canyon Springs Development you may call the Town at 530-582-7700 or visit the Town website townoftruckee.com.

B. Chip Huck, the Canyon Springs representative, passed out maps showing the gate and mailbox relocation. Six acres of Teel family property will close escrow this year with the Canyon Springs developers and the easement that the MPHOA members use to ingress/egress their property runs with this property. Chip reported that as part of the purchase agreement they will be moving the gate approximately 1000 ft. up Martis Peak Road as well as installing split rail fencing.

Chip reported that Canyon Springs would pay for the gate relocation as well as rock columns to house the entrance control pad. They would also install covered mail boxes at the site. These changes would begin within 30 days to be completed before the snow fall. He also stated that Canyon Springs would now (and forever) be responsible for the road maintenance and snow removal cost for that part of the road from Glenshire Drive up to the newly relocated Martis Peak gate.

Many members were concerned with why these changes would take place before the Town approval was given to the project. Also some did not care for the entrance design that was shown. Questions were asked about the road maintenance responsibility if the developer went bankrupt or when developer control was passed on to the Canyon Springs HOA. Chip said they would have to address these items.

5. NEW BUSINESS

- A. The gate codes changed 9/20/10. They were published in the summer news.
- B. Dumpster dumping was discussed in Members Forum. Owners who are doing construction are asked to speak with their contractors concerning having their own dumpsters onsite and not using the association dumpster.
- C. Election of Directors.
 - 44 total ballots were received before the meeting. The DRUMM requires a 25% quorum, which, with 91 members, would be 23. A quorum was established. Five volunteers were running for 3 positions. Neil Blumenfield, Michele Jones and Al Hall were elected to the Board. Each term is for 2 years. Nicole Reitter and Craig Wilson each have 1 year left on their terms of office.
- D. Nicole Reitter & Michele Jones volunteered to organize the picnic next year.
- E. Michele Jones reported that Thomas Kraus has an Association blog in place. For more information contact Michele Jones.

6. ADJOURNMENT

Marianne Ryan motioned adjournment at 3:10PM. Craig C. seconded the motion. Unanimous.

DRAFT MINUTES

Board meeting dates: Dec. 15, 2010

March 23, 2011

June 22, 2011

Sept. 18, 2011 Annual.