

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

President.....Paul Curtis
Vice President.....Michele Jones
Road Chairman.....Al Hall

Sect/Tres.....Tom Kulczycki
Director.....Donna Finn
Management.....Rick and Pam Gardner

MINUTES FROM THE BOARD OF DIRECTORS MEETING
HELD ON 9/3/08

Present were directors, Al Hall, Tom Kulczycki, Paul Curtis, Donna Finn, and Michele Jones. Sierra Mountain Mgt. present.

1. CALL TO ORDER

The meeting was called to order by President Michele Jones at 6:55 PM.

2. MEMBERS FORUM.

None.

3. OLD BUSINESS.

A. Officer Selection: Tom nominated Paul Curtis for President, no other nominations. Paul, Tom and Al voted Aye. Michele & Donna voted no. Nomination passed. Al nominated Michele for V.P. no other nominations. Michele elected unanimously. Michele nominated Tom for Sect./Tres. Unanimously elected. Paul nominated Al for Road chairman. Unanimously elected. Donna Finn will serve as remaining Director position.

B. Snow Removal Contract. Paul and Al discussed at length the negotiations and feel they have arrived at a satisfactory agreement. Paul motioned to accept the contract with Ralph Rosellen. Al seconded the motion. Unanimously accepted. Al will speak with Ralph concerning shoveling at the front gate. Ralph will have the responsibility of keeping an eye for downed trees, the gate and any drainage problems.

Michele asked about the minimum guarantee paid each month for snow removal and how it was calculated. Tom answered that, according to the DRRRM, it was divided according to the mileage chart after the Association paid 10%.

C. The Pro-forma budget was discussed. The Board requested end of year totals and suggested other changes. A new pro-forma budget will be e-mailed to the Board for their review. The Board will keep a close eye on road expenses and will plan for work to be done in the spring. Paul asked Tom to call a budget committee meeting. Paul also wants to calculate what will be needed for possible reserves so that there is a clear report for the members.

D. The road committee held a workshop that reviewed the road maintenance bids. The committee contacted 5 companies. Only 2 presented bids. Tom motioned to accept the bid from Halls Excavating that would perform the work stated in the Road recommendation report at a cost of \$58,275.00 to be paid out of the 2007-08 fiscal year. Michele seconded the motion. The motion passed unanimously. Tom also motioned to extend the work with Halls Excavating, not to exceed \$17,000, to continue the road recommendation work to be paid out of the 2008-09 fiscal year. Michele seconded the motions. Unanimously passed.

Paul continued with the road recommendation report work that included tree removal and signage. Al said that Dave Purscell was willing to remove the Board approved trees on narrow road past Clark property that are causing drainage problems. Paul motioned to consider if Mr. Purscell provided the proper insurance and would indemnify the Association with proper assurance the Board would decide whether to allow. Michele seconded, unanimous. Michele wanted to be sure that all trees were first Board approved and marked. Michele and Al also wanted to be sure the trees that were to be removed were actually done for road maintenance or snow removal. The Board is meeting with a specialist on Friday and will get his opinion. Michele will write a letter that will inform owners if there is any tree removal done in the road easement on their property.

Michele had price information for the signage. With 8 signs ordered it came out to \$42 each if all reflective or \$35 each for one color reflective. Posts were discussed, Michele, Tom and Donna were against using posts and felt using the trees was better. Nothing was decided. Michele will contact another signage company. Al was asked to put up the sign at dumpster. Michele and Tom said they would help.

4. NEW BUSINESS.

A. Gate maintenance. Al feels a second electronic eye positioned higher off ground will take care of the problem of gate coming down on trucks. Mgt. will contact Tholl.

B. Meeting dates. The Oct. meeting will be scheduled with Glenshire and agenda sent out in newsletter. Upcoming meeting dates will be e-mailed to Board for approval.

5. ADJOURNMENT.

Paul moved for adjournment at 9:30 PM. Al seconded the motion, which passed unanimously.