

MT. JUDAH CONDOMINIUM OWNERS ASSOCIATION

Managed By
SIERRA MOUNTAIN MANAGEMENT
P. O. BOB 11110
TRUCKEE, CA 96162

Board Meeting
Village Hall, Conference Room
Jan 28, 2011

MINUTES

1. CALL TO ORDER

President Chris Parker called the meeting to order at 4:06 PM. Directors; Janell Adams, Steve Beatie, Dan Gross and Bob Sullivan were also present. A quorum was established. Members present; Adriana Pope. Also present from Sierra Mountain Management were Rick & Pam Gardner as well as Jaime Haddad with Village Service.

2. APPROVAL OF MINUTES

Dan Gross moved to approve the previous Board minutes on 10/22/10. Janell Adams seconded the motion, which passed unanimously.

3. MEMBERS FORUM

- A. Dan Gross asked about the Village Service individual unit fee being a required fee that would be rolled into the Mt Judah HOA annual fee. The governing documents do not allow this and Chris also checked and found it would not be legal.
- B. Bob Sullivan asked about additional internet providers and Steve Beatie said there were no other options at this time.
- C. Valerie Ambwani sent in an e-mail with some concerns,
 - a) She suggested large washer/dryer units installed in the garage. V.S informed the Board some members had installed larger washer and dryers in their units. Also V.S provides a service to take laundry items to the Laundromat for contracted members.
 - b) Parking in the garage is getting full over busy holidays. V.S does monitor the garage. Parking permits need to be used by renters and overflow may be parked in the outside lot. Check in with V.S. with extra vehicles. Garage codes to be changed next season.
 - c) She asks for hard keys as well as card keys for the patio door. At this time the card keys seem to be working.
 - d) Snow removal in front of the garage built up during the holiday storms. V.S continues to improve on the snow removal.

4. OLD BUSINESS

- A. The heating of the building has been much more comfortable this season. The hallways have not become too hot.

5. REPORTS

- A. The Board reviewed the financial statements. The insurance line item was high because the 2010 policy was paid in Jan. and the 2011 policy was paid in Dec. We will have the accountant show as a prepay.
- B. The utility allocation reimbursement for 2010 of the spaces currently used by V.S will be presented at the next meeting.

6. NEW BUSINESS.

- A. Service agreements for maintenance on the boilers and the elevator were signed by President Chris Parker.
- B. The Board made a clarification of common area property.
 - 1) The fan coil units in their entirety (piping, electrical, controls, thermostats, etc...) will be considered common area property of the MJCOA. And as such, all care and maintenance related to the heating system is the responsibility of MJCOA. If there is a reported problem related to heating or ventilation, the MJCOA manager will contact V.S. to coordinate the work. Annually the filters are changed and belts inspected. Owners may wish to change their filters more frequently at their expense. Owners who cause any damage to the unit by changing a filter by themselves or who cause damage to the thermostat will be responsible. Dan gross motioned to accept this clarification and Steve Beatie seconded. It passed unanimously.
 - 2) Fireplaces are the owner's responsibility; the gas line and flue are common area. An Owner can remodel, remove or replace a fireplace at their expense and with the consent of MJCOA. Motion to approve by Dan, second by Steve. Unanimous.
- C. Building maintenance. All exterior man doors are being tuned up at developer's expense. Dan asked whether snow load brackets and boards were something that might be needed for window protection. At this time the Board does not see a need for them.
- D. For emergency temporary heat in a unit Dan motioned to approve MJCOA purchase 6 space heaters. Chris seconded the motion. Unanimous. Heaters to be stored in fan room accessible by V.S.
- E. The next Board meeting will be 4/21/11 at 3pm. The Annual Members meeting will be scheduled for a Sat. in July.

7. ADJOURNMENT.

Chris motioned to adjourn at 5:27 PM. Steve seconded the motion, which passed unanimously.