

MT. JUDAH CONDOMINIUM OWNERS ASSOCIATION

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

Board Meeting
Village Hall, Conference Room
Nov. 11, 2011

MINUTES

1. CALL TO ORDER

President Dan Gross called the meeting to order at 3:04 PM. Directors; Janell Adams, Chris Parker and Bob Sullivan were also present. A quorum was established. Also present from Sierra Mountain Management were Rick & Pam Gardner. Steve Beatie and Jaime Haddad from Village Service and Rebecca Meyerholtz from Mt. Lincoln LLC.

2. APPROVAL OF MINUTES

Janel Adams moved to approve the previous Board minutes on 4/21/11. Bob Sullivan seconded the motion, which passed unanimously.

3. MEMBERS FORUM

A. Parking passes were discussed. Mr. Callander suggested using decals for parking but since there are only 2 passes issued to each unit these need to easily be transferred to different vehicles. In reference to the April 4/21/11 Board minutes (available at www.sierramntmgt.com) each unit will be issued 2 permits with their unit number on them to be displayed when a vehicle associated with a particular unit parks in an "un-deeded" parking space. Permits are not required when a vehicle is parked in the deeded space assigned to a particular unit. If an owner does not recognize a vehicle in their deeded space they should contact Village Service to take action.

These permits will also do double duty and act as the pass for outside overflow parking in driveway, future phase 3 lot or some other designated area.

B. Robert Sullivan asked if D&O insurance was 2 million. Yes it is.

4. OLD BUSINESS

A. Elevator carpet was replaced.

B. The roof was inspected and "tuned up" this summer.

C. The first floor exterior railing is being repaired. It should be completed by 11/18/11. An insurance claim was submitted and they paid the balance after the deductible.

5. FINANCIAL REPORTS

- A. The Board reviewed the financial statements. Rebecca asked about propane usage. Mgt. will provide her with a spreadsheet.
- B. Village Service asked about increasing the sprinkler system inspection from annually to monthly. The Board asked V.S. to provide a proposal to the Board.
- C. The Board discussed the pro-forma budget. Chris motioned to approve the 3rd draft and Janell seconded the motion. Unanimous. Annual dues will not increase.

6. NEW BUSINESS.

- A. Vacant Board position. Bob will ask Troy Grieppe if he is interested in serving on the Board and get back to Mgt. Any other volunteers please contact Mgt.
- B. The Board authorized a Crime & Fidelity insurance policy to conform to Federal law and comply with lending institutions. A lender also asked for changes to the CC&Rs. Mgt. will obtain a quote on a CC&R amendment but the Board has tabled this for now.
- C. The Board approved a water pump repair and boiler valve repair.
- D. Unit 321 submitted an architectural modification application to add an AC system. Bob moved to approve, Dan seconded, unanimous.
- E. PUD increase information sent out will not affect MJCOA.
- F. The next meeting will be 2/20/12 at 3pm.

7. ADJOURNMENT.

Dan motioned to adjourn at 4:35 PM. Chris seconded the motion, which passed unanimously.