

MT. JUDAH CONDOMINIUM OWNERS ASSOCIATION

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

Board Meeting
Village Hall, Conference Room
Feb. 20, 2010

MINUTES

1. CALL TO ORDER

President Chris Parker called the meeting to order at 1:00 PM. Directors; Janell Adams, Steve Beatie and Bob Sullivan were also present. A quorum was established. Members present; the Milner's, Adriana Pope and the Lamm's. Also present was Mgt. Rick & Pam Gardner as well as Jaime Haddad with Village Service.

2. APPROVAL OF MINUTES

Chris motioned to approve the previous Board minutes on 11/2/09. Janell seconded the motion. It was unanimous.

3. MEMBERS FORUM

- A. The Milner's were appreciative that the meeting was held on a weekend when they could attend.
- B. Mr. Griep asked Bob Sullivan to convey his feeling that all Mt. Judah owners should be provided with an express pass included with their Village Service dues. Chris Parker said that Sugar Bowl Corp. wants all the members to feel as if they are part of the Sugar Bowl family. He felt that a committee needed to be formed to start a dialogue with Sugar Bowl Corp. concerning this issue. Steve Beatie and those members who have an interest in this are encouraged to meet to begin how to proceed. We hope to have a report for the Annual meeting on July 31st.

4. OLD BUSINESS

- A. Chris reported on the heating and cooling issues that Mt. Lincoln, LLC continues to work on solutions for members' comfort. He had a review done by Beaudin Ganze on the building and construction changes and how they affect the building performance. Allowing the heating water to circulate as it does now contributes to thermal mass. The developer is looking at making the circulating area into a much smaller loop to contain the heat within the boiler room. The review also showed that installing a larger air duct to the corridor fan coil to bring in 100% outside air would help.

The architect and contractor are looking at what was overlooked in the building that is causing the performance to not meet the expectations as was presented to the developer.

Chris also reported that Icon Mechanical was retained to change unit fan coil filters and perform annual mechanical maintenance. Icon Mechanical provided a summary of fan coil access observation. Homeowners Association pays to have all the filters replaced annually. Owners may wish to change their filters more often at their own expense.

Icon found that some components of some of the fan coil units were very hard to access and access issues will be addressed by the developer as fan coil component access is required.

- B. Village Service provided a file on their service which was posted at the website www.sierramntmgt.com.
- C. Village Service added another sign in the garage to remind renters/guests to keep parking permits in sight.

5. REPORTS

- A. The Board reviewed the financial statements. The 2009 end of year accounting was provided to the Board from the accountant.
- B. Steve presented the utility allocation reimbursement for 2009 of the spaces currently occupied by SBC. Janell motioned to approve and Bob seconded the motion. SBC will pay \$289.75 to the MJCOA.

6. NEW BUSINESS.

- A. Jaime and Dan Gross are working on a spreadsheet, to be posted on the website, that provides the report from Icon Mechanical on each unit.
- B. The Annual Members meeting is scheduled for Sat. July 31st at 11am. Place to be determined. Refreshments afterwards.

7. ADJOURNMENT.

Chris motioned to adjourn at 2:15 PM. Janell seconded the motion. Unanimous.