

# MT. JUDAH CONDO NEWS

Spring 2010

The Official Newsletter of the Mt. Judah Condominium Owners Association

## NEWS FROM SUGAR BOWL

### **N**ew Home sites Approved!

Our 25 new home sites in the snow-bound Village have been approved! We will begin to release these units in 2010. If you, or a friend or colleague, would like more information, please contact Rebecca Meyerholz and the sales team at (530) 426-6780 or email [homes@sugarbowl.com](mailto:homes@sugarbowl.com). If you would like us to notify you when these become available, please sign up for our email newsletter at <http://www.sugarbowl.com/real-estate-email> and indicate "home sites" in the product interest field on the sign up form.

### **General Admission Goes 7 Days a Week!**

The best deal in the Tahoe Basin just got a little sweeter due to popular demand! Sugar Bowl's General Admission Program is now running 7 days a week through closing day. That means anyone purchasing a lift ticket ages 13-69 or any

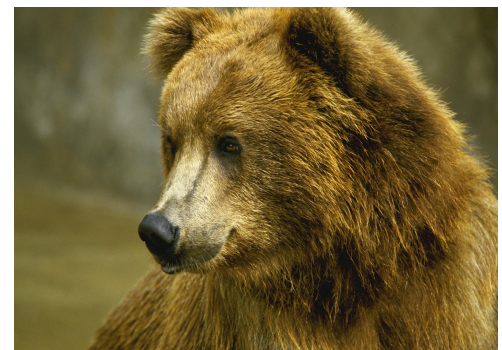
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## BEAR RESISTANT TRASH BINS

**I**t is extremely important that humans do not encourage bears to frequent areas that humans inhabit. Bears may look cute but they are very dangerous.

The Mt. Judah Condominium Association has gone to great lengths to provide bear resistant trash bins for the use



of our owners and their guests. However, these bear resistant trash bins are only effective if we use them correctly.

After depositing your trash in the bear resistant trash bin, you must secure the lid. If not, the bears will learn that they can get an easy meal from our dumpsters and that could lead to deadly consequences. Deadly for the bear and/or deadly for a human and we don't want either scenario. ❖

**MANAGER**  
**587-8647**

# FEBRUARY 20, 2010 BOARD MINUTES

Village Hall, Conference Room  
February 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 from Sierra Mountain Management were Rick & Pam Gardner as well as Jaime Haddad with Village Service.

### 2. APPROVAL OF MINUTES

Chris Parker moved to approve the previous Board minutes on 11/2/09. Janell Adams seconded the motion, which passed unanimously.

### 3. MEMBERS FORUM

- A. The Milner's were appreciative that the meeting was held on a weekend when they could attend.
- B. Mr. Grieppe 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 31<sup>st</sup>.

### 4. OLD BUSINESS

- A. Chris Parker 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 Parker 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.sierramntmtg.com](http://www.sierramntmtg.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 Batie presented the utility allocation reimbursement for 2009 of the spaces currently occupied by SBC. Janell Adams moved to approve. Bob Sullivan seconded the motion, which passed unanimously. SBC will pay \$289.75 to the MJCOA.

### 6. NEW BUSINESS.

- A. Jaime Haddad 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 31<sup>st</sup> at 11am. Place to be determined. Refreshments afterwards.

### 7. ADJOURNMENT.

Chris motioned to adjourn at 2:15 PM. Janell Adams seconded the motion, which passed unanimously.

## SUGAR BOWL NEWS CONTINUED

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season pass holders ages 4 and older receive free group lessons and standard gear rentals. Take advantage of these 2 hour group lessons because they are offered at any level. Whether you're just learning or if you want to take your black diamond skiing or boarding to the double black diamond level, then get in on a General Admission lesson! ❖

## REMINDER

No BBQ's are allowed on decks. The Rules and Regulations do not allow for this nor will the insurance company allow this.

\*Please remember that the hallways and the elevator are not playgrounds. Please be respectful of your neighbors.

\*Sport equipment, skis and snow boards, etc... should never be left in the common area hallways. NO personal property may be stored in hallways.

\*PLEASE clean up after your dogs.

\*If your smoke detector is set off by burning food do not open the front door to air out, open your windows. The smoke may set off the hallway smoke detectors that are tied into a system that alerts the Fire Dept. No false alarms, please. ❖

### Planning an interior change??

Go to [www.sierramntmgt.com](http://www.sierramntmgt.com) and click on the Mt. Judah link. Scroll to the bottom of the Mt. Judah home page and click on the link for the Architectural Modification or Improvement Application.

Mail your completed forms and plans to:  
Mt Judah Condominium Owners Association  
POB 11110  
Truckee, CA. 96162

The Board will review and approve or make any necessary changes.

## ASSOCIATION INSURANCE

The Mt. Judah Condominium Owners Association Insurance policy is with Wells Fargo Insurance Company. Scott Johnson is the insurance agent and would be happy to assist you. He can be reached at 775-827-1555.

We recommend having your personal insurance agent contact him so that you are completely covered. ❖

## Summer Camps

Sugar Bowl will be offering Kids summer camps the last two weeks of July.

Children will enjoy the mountain beauty and learn about the animals and trees while hiking, swimming, sports and games.

Contact Jaime with Village Services. ❖

## BOARD OF DIRECTORS

President - Chris Parker

Vice President - Steve Beatie

Sect/Tres.- Janell Adams

Director - Bob Sullivan

Director - Dan Gross

Manager - Pam Gardner

Phone - (530) 587-8647

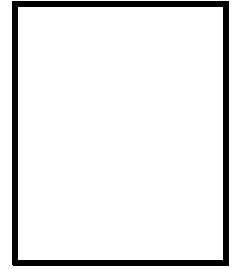
[pam@sierramntmgt.com](mailto:pam@sierramntmgt.com)

Web Site:

<http://www.sierramntmgt.com>



MT. JUDAH CONDOMINIUM OWNERS ASSOCIATION  
c/o SIERRA MOUNTAIN MANAGEMENT  
P.O. BOX # 11110  
TRUCKEE, CA. 96162



 *THIS IS NOT JUNK MAIL* 

## CALENDAR OF EVENTS

- |            |   |
|------------|---|
| March 20th | First day of Spring                     |
| April 4    | Easter Sunday                           |
| May 25th   | Memorial Day                            |
| July 19-30 | Summer camps<br>Contact Village Service |
| July 31    | Annual Meeting 11AM<br>Village Hall     |

## ANNUAL MEETING

**W**e hope you will be able to attend the Mt. Judah Annual Members meeting. It will be held on **Saturday, July 31st. at 11AM**. The meeting will be held at the Village Hall (or we will announce a different meeting place).

This is a great time to meet other owners, if you have not already, and to ask questions concerning the Association.

If you have a specific item you would like to see on the agenda please contact Pam Gardner with Sierra Mountain Management at 530-587-8647 or [pam@sierramntmgt.com](mailto:pam@sierramntmgt.com).

We hope to see you there. ❖