

MT. JUDAH CONDO NEWS

Fall Newsletter 2011 The Official Newsletter of the Mt. Judah Condominium Owners Association

GARAGE PARKING RULES

There have been some problems with members allowing their guests to park in the garage in other members reserved spots. This is not allowed. Please review below some important points in the Association Rules and Regulations which can be found in their entirety on the website, www.sierramntmgt.com.



Rule 2:
Section 2.1(a)
ALL vehicle use and parking areas within the complex are private vehicle use and parking areas subject to the control of the Board of Directors.

Section 2.2 "Parking".

(a) One overnight garaged parking space (day use skiers prohibited), shall be assigned to each Condominium unit. This means that unit has the sole use of the space and others may not use it without their permission.

(d) Vehicles parked in non-designated areas will be towed at the owners expense.

Section 2.4 "Association Extra Parking Spaces".

There are two spaces in the garage marked MJCOA #1 and MJCOA #2 toward the south end of the garage on the west side. These are first come/ first serve basis subject to all parking rules.

Also owners were provided seasonal parking permits for additional vehicles. Please ask Village Service about where you can park if it is unclear. ❖

REMINDERS

* Snow Removal from your decks. Contact Village Service ASAP to schedule this. Keep your unit light and sunny without the snow buildup.

* PLEASE clean up after your dogs.

* 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.**

* Recycle using Blue plastic bags. These bags should then be placed into the dumpsters along with your trash.

* **The next Board meeting will be held on November 11, 2011 at 3 PM in the Village Hall Meeting Room. You can find the agenda on the web site at www.sierramntmgt.com.**

MANAGER
587-8647

July 29, 2011 ANNUAL MEMBERS MEETING MINUTES

1. CALL TO ORDER.

President Chris Parker called the meeting to order at 3:04 PM.

2. ESTABLISHMENT OF A QUORUM.

A quorum was established. Four members were represented in person; units 101, 213, 323 and 209. Four proxies were received; units 107, 210, 102 and 212. All proxies were appointed to the Board of Directors thus surpassing the quorum requirement.

Directors present were Chris Parker, Janell Adams, Steve Beatie, Dan Gross and Bob Sullivan.

Owners present were Adrianna Pope-Sullivan. Also present were Pam and Rick Gardner with Sierra Mountain Management.

3. APPROVAL OF MINUTES.

Dan Gross moved to approve the minutes from the 2010 Annual Members Meeting. Janell Adams seconded the motion, which passed unanimously.

4. ELECTION OF THE BOARD OF DIRECTORS.

10 secret ballots were received. There were 4 volunteers for 5 positions. Janell Adams, Dan Gross, Chris Parker and Bob Sullivan each received 10 votes and were elected to the Board. Chris Parker nominated Dan Gross as President, Janell Adams seconded the nomination, which passed unanimously. Dan Gross then nominated Janell Adams as Treasurer, Bob Sullivan as Secretary and Chris Parker as Vice President. Bob Sullivan seconded the nominations, which passed unanimously. Since we have a fifth position available, the Board will seek a volunteer to be appointed at the November Board meeting.

5. MEMBERS' FORUM:

A. K. Wright asked about retrofitting all the door locks with RFID. The Board discussed the possibility and has chosen to not pursue RFID door locks at this time for the following reasons:

1. Village Services has not had other complaints.
2. The hardware cost would be over \$900 per door plus the cost of RFID fobs.
3. For uniformity in building appearance, all owners would be expected to convert their doors, as well as common area access doors.
4. All owners would share the conversion cost as a one-time assessment.
5. The current VingCard system is the same as one used by Sugar Bowl Corp. in the hotel. A new system would require purchasing new keying software with associated training of the Village Services staff.
6. Currently when owners need new keycards there is no cost to the owner. With a new system the owner would pay for each replacement RFID.
7. The hard key that is issued always works.

B. Janell brought up continuing problems with storage of equipment in the hallways which is not allowed. The newsletter will address this problem.

6. OLD BUSINESS.

A. Rules and Regulations.

No changes to Rules and Regulations at this time.

7. NEW BUSINESS.

A. Building Maintenance.

1. The only deck that needs staining is unit 209 which was not done last season.
2. The common area railing needs replacement/repair repairs after the heavy

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MT. JUDAH CONDOMINIUM OWNERS ASSOCIATION COLLECTION POLICY

January 1st – Annual assessment fee is due. Copy of collection policy included in Invoice.

February 1st – 1% finance charge added. Overdue letter 30 days

March 1st – 1% Finance charge added to statement. 60 days

April 1st. - 1% Finance charge and Late fee of 10% of assessment added. 90 days.

May 1st - 1% Finance charge added. Warning letter of fees that may be incurred if sent to collection service requesting they contact management concerning bringing the overdue account current.

1 % finance charge added on the first of each month continuing until the debt is paid.

June 1st – Certified letter with letter of intent to send to collection with collection fees listed.

July 1st – Turn over to Trustee service.

2011 ANNUAL MEETING MINUTES CONTINUED

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winter. An insurance claim will be submitted.

3. A roof tune up is scheduled and any damage will be repaired.

4. Landscaping; everyone is happy with landscaper performance.

5. New signs are installed in the garage concerning guest parking enforcement.

6. The elevator carpet will be replaced and V.S. will look into replacing missing wall panel fastener.

B. Deck Snow Removal.

Owners are reminded that if they want snow removal done on their decks they should contact Village Service in the fall to set this up. After many

large snow falls it is difficult to get in there to remove compacted snow.

C. Air Conditioning Units.

Five new AC units were purchased by MJCOA for owners' use. To request one during your summer visit please contact Village Service.

D. Recycling.

Owners are reminded that the blue bags with recyclables are to be placed in dumpsters. The disposal company goes through and pulls them out.

E. Next Board Meeting.

Friday Nov. 11, 2011, 3 PM in the Village Hall Meeting Room.

8. FINANCIAL REPORT.

Rick Gardner went over the financial reports as of July 29, 2011. In September, Management will provide a pro-forma budget for the Board to review and then the budget will be ratified at the November meeting and distributed to the members. Anyone that would like a financial statement may contact Management at any time.

9. ADJOURNMENT.

Dan moved to adjourn the meeting at 4:05 pm. Steve seconded the motion, which passed unanimously.

BOARD OF DIRECTORS

President - Dan Gross

Vice President - Chris Parker

Treasurer.- Janell Adams

Secretary – Bob Sullivan

Director - Vacant

Manager - Pam Gardner

Phone - (530) 587-8647

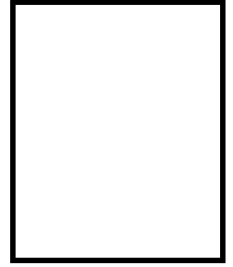
pam@sierramntmgt.com

Web Site:

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*** 

Planning an interior change?

You can print the Architectural Review Application by going to
www.sierramntmgt.com.

Click on the “Associations” button and then the “Mt Judah” button.

The link to the application is at the top of the Mt. Judah home page.

Mail your completed form and plans to:

Mt Judah Condominium Owners Association
POB 11110
Truckee, CA. 96162

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