

# MT. JUDAH CONDO NEWS

Spring 2011

The Official Newsletter of the Mt. Judah Condominium Owners Association

## PARKING PROBLEMS

**I**t was a wonderful ski season and we had plenty of snow. Unfortunately we experienced some problems with parking in the garage. There were vehicles with no permits parking in unauthorized parking spots. Please remember to display your parking permits on your dashboard.

The Board approved parking rules are:

1. Each unit will receive 2 parking permits with the unit number on them to be used by guests and second vehicles for garage and preferred parking. The permits **MUST** be displayed on the dash board.
2. There will be signs posted at each undeeded parking space instructing drivers to display parking permit or chance getting the car booted and paying a fee to have it removed.

Thanks to all of our Association members for your consideration. ❖

## BOARD OF DIRECTORS CALL FOR CANDIDATES

**T**he Annual members Meeting and Election for the Board of Directors will be held on Friday, July 29th, 2011 at 3pm. in the Village Hall meeting room.

Every member of the Association is eligible to run for and sit on the Board of Directors. These are one year positions and all five positions are up for reelection.

All interested persons should complete the candidate form and either e-mail ([pam@sierramntmgt.com](mailto:pam@sierramntmgt.com)), fax (530-587-8647), or mail it (P. O. Box 11110 Truckee, CA 96162) to Management no later than June 30th, 2011.

State law now requires that the election of Directors for associations like the Mt. Judah Condominium Owners Association be conducted by secret ballot. Please read the voting instructions that will be included with the ballots very carefully to insure that your vote will be counted. Ballots and instructions will be mailed to each Association Member at least two weeks before the election.

Your Association needs your participation. Please give some serious consideration to serving your community in this manner if even for just one year. ❖



MANAGER  
587-8647

# APRIL 21, 2011 DRAFT BOARD MINUTES

Village Hall, Conference Room  
April 21, 2011

## MINUTES

### 1. CALL TO ORDER

President Chris Parker called the meeting to order at 3:06 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.

### 2. APPROVAL OF MINUTES

Dan Gross moved to approve the previous Board minutes on 1/28/11 with correction to item 3B. Bob Sullivan seconded the motion, which passed unanimously.

### 3. MEMBERS FORUM

None.

### 4. OLD BUSINESS

- A. Rules and Regulations; Changes to 1.2a tabled until Board can review and discuss via e-mail.
- B. Parking problems; Village Service has had to police parking garage and vehicles parked without a permit displayed or with no authorization to be in garage. The spring newsletter will ask members to have parking permits displayed. 1) Each unit will be issued 2 parking permits with unit number on them for guests and second cars in garage and preferred parking. 2) Each undeeded parking space shall have signs posted on the wall immediately in front of the space with instruction to display JCL Parking Permit or expect to have car booted with a fine to remove the boot. Amount of fine to be determined by Village Services. The undeeded flex parking spaces include: Four "Check-In" spaces flanking the elevator, Two "MJCOA" spaces in SW end of garage, and One space to be converted from one of the two handicap spaces. 3) Parking space for unit 213 needs to have a number posted. 4) The hash marks on ground need a posted sign "Absolutely No Parking". Chris motions to approve these parking changes, Bob seconds, unanimous.

Chris said the Sugar Bowl sign Dept. would come up with language for signs and forward for Board approval.

- C. Snow removal. If an owner feels there is a hazard please contact V.S. They will have it inspected and if needed will mitigate the problem. Snow removal for esthetic reasons (e.g.: from the East roof over second floor decks) is the responsibility of neither MJCOA nor V.S. Snow removal for esthetic reasons is the responsibility of the owner, who may contract with V.S. for its removal. Chris asked that an inspection of snow retention device be added to annual maintenance list. Snow removal off of third floor needs to be looked at to avoid railing repairs below. A roof inspection should be done.

### 5. REPORTS

- A. The Board reviewed the financial statements. Maintenance budget line items need to be bumped up.
- B. The 2010 taxes will be mailed to Chris for signature and Board members will receive a copy of accountants report.

### 6. NEW BUSINESS

- A. A landscape contract from Victory Garden was presented. The weekly rate went down from \$140 to \$120. Janell motioned to approve the contract. Bob seconded the motion, Unanimous. Chris signed the contract.
- B. Kendrick proposed a list of boiler maintenance, annually and bi-annually. Steve motioned to approve the maintenance and Dan seconded the motion, unanimous.
- C. Unit 316 has some interior repair from access panel to fancoil unit. Approved.
- D. The next meeting will be 7/29/11 at 3pm. It is the Annual Members meeting. We are calling for candidates as the Association will turn over to the members. When Developer starts additional phases on Mt. Judah the control will go back to developer.

### 7. ADJOURNMENT

Steve motioned to adjourn at 4:30 PM. Dan seconded the motion, which passed unanimously.

## Secure Bear Bins

**T**he Association has gone to great lengths to provide bear resistant trash bins for the use of our owners and their guests. They are only effective IF they used correctly.

After depositing your trash in the bins 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 for a human. We do not want either scenario.

Thank you for your care when closing trash bin lids. ❖

## REMINDER

**N**o 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

**T**he 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

**S**ugar Bowl will be offering Kids summer camps the last weekend of July and first in Aug.

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

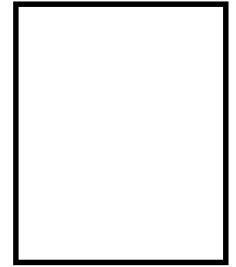
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Web Site:

<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

- |            |   |
|------------|---|
| May 30th   | Memorial Day                                  |
| July 4th   | Independence Day<br>Fire works at Donner Lake |
| July 25-29 | Summer camps<br>Session 1                     |
| Aug. 1-5   | Session 2<br>Contact Village Service          |
| July 29    | Annual Meeting 3 PM<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 **Friday, July 29, 3 PM**. The meeting will be held at the Village Hall.

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. ❖