

MT. JUDAH CONDOMINIUM OWNERS ASSOCIATION

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

Board Meeting
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.