

MT. JUDAH CONDOMINIUM OWNERS ASSOCIATION

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

Board Meeting  
Aug. 17, 2009

MINUTES

1. CALL TO ORDER

President Chris Parker called the meeting to order at 10:05AM. Directors; Dan Gross and Bob Sullivan were present. A quorum was established. Also present were Mgt. Rick & Pam Gardner and member Adrianna Sullivan as well as Rebecca Meyerholtz, Mt. Lincoln LLC and Jaime Haddad with Village Service.

2. APPROVAL OF MINUTES

Dan motioned to approve the previous Board minutes. Bob seconded the motion. Unanimous.

3. MEMBERS FORUM

A. A letter from the Wadsworth's was read concerning warm/hot temperatures they are experiencing in their unit. The Sullivan's said they also were having this problem. Rebecca with Mt. Lincoln, addressed this and has talked with the contractor who installed the heating /cooling system. They are checking unit temperatures to assemble data to best decide how to address these problems. Chris Parker also said he would talk with Rob Kautz concerning this problem to have the domestic water system work independently from the heating system. (Items to be discussed 1. Separating the domestic water and the building heating water. 2. Evaluate the fan coil. 3. Look at the temperature of heating water and all the units temperature data).

Jaime said that a cooling unit could be used in an individual unit and the Sullivan's will try out one of these that are onsite. They will report on whether it is a possible in unit solution.

4. OLD BUSINESS

A. Energy saving measures have been used in the common area and we will continue to evaluate them. Motion detectors were discussed. \*\*Members are reminded to contact Village Service of arrivals and departures so that V.S. may turn on lights and turn them off accordingly.

B. Members are reminded the building will be stained Sept. 8-18.

C. The Parking Rules will go out in the next newsletter as a reminder.

5. REPORTS

- A. The Board reviewed the financial statements. Chris asked about the insurance policy and cost. The insurance industry has stabilized and we do not foresee any large increases.

6. NEW BUSINESS.

- A. A collection policy was presented to the Board by management according to the CC&Rs. The Board made a few changes and Dan motioned to approve, Bob seconded, unanimous. The policy is enclosed.
- B. The Rules and Regulations will be amended by the Board as needed. All members are asked to read them and are reminded that they need approval to make exterior changes or on changes that effect the building or are viewed from the outside, (i.e. curtains).
- C. Unit 104 curtains were approved by the Board.
- D. Mrs. Sullivan asked if wreaths could be placed on the front doors. The Board approved 2 wreaths for the holidays.
- E. Mrs. Sullivan asked about the locker room for renters and if members could lease them. If not then will the HOA be reimbursed for utilities and space? Steve Beatie will be contacted concerning this.
- F. The next Board meeting will be held on Nov. 2 at 10AM at Village Hall.

7. ADJOURNMENT.

Chris motioned to adjourn at 11:35PM. Dan seconded the motion. Unanimous.