

(17250) NORTHWOODS TOWNHOMES ASSOCIATION
c/o SIERRA MOUNTAIN MANAGEMENT
PO BOX 11110
TRUCKEE, CA. 96162
530-587-8647

Annual Members' Meeting Minutes
May 29, 2011
Northwood's Townhomes, unit 8
Noon

1. Meeting CALLED TO ORDER at 12:10 AM. Present Tino Ordoná- unit 3, Sergei Anikitchev- unit 6, Doug & Sheri Detlefsen- unit 8, David Burttt- unit 2, Mike Mehlhaff- unit 4, Todd McAllister unit-1 and Sierra Mountain Mgt., Pam & Rick Gardner. Unit 7 & 5 were represented by proxy. A Quorum was established.

2. A. Election results for Board of Directors: Votes received: Sergei Anikitchev-7, Tino Ordoná-8, Doug Detlefsen-6 & Mike Mehlhaff (write in)-3.

B. Officer selection. Sergei motioned to appoint Doug as President Mike Mehlhaff seconded the motion, unanimous. Sergei/Sect. and Tino/Tres. Thank you volunteers.

3. MEMBERS FORUM.

A. David Burttt will be looking at installing a hot tub on his deck. He will share any information he obtains with those members in installing their own. The Board asks members that since there is a change to the exterior the plan be submitted to them for approval.

B. Parking has been a problem at times this year. Please make sure you and your guests do not block anyone in. There is a black Toyota Tundra that's been parked. We are looking for the owner.

C. The disposal company has new fees for bear bins that are more than 15 feet from road will be charged trip fees. At this time we do not know if members will see any of these fees. If it becomes an issue the Association may need to relocate the bins.

D. Doug brought up the previous meetings look at installing an entrance sign. It is tabled for now.

4. FINANCIAL REPORT.

A. Management reviewed operating budget with members. Mr. McAllister asked about Mgt. responsibilities.

B. The Reserve Study was discussed. Management has continued doing the study to keep fees as low as possible but recommends that the association incur the expense of a reserve specialist at some future date to do a reserve study. The reserve study will be adjusted to increase the contribution to cover staining of the entire complex at the same time to save money.

5. BUSINESS.

A. The Board and members discussed the snow removal. We will continue to work with them to improve service.

B. Common area maintenance. The Board has approved the staining of units 7&8 this year. They are very dry. After the irrigation is activated Doug will keep an eye on it and plants that may need to be replaced.

6. ADJOURNMENT.

Sergei motioned a meeting adjournment at 1:30 PM. Tino seconded, Unanimous.