

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

Annual Members' Meeting

May 30, 2010  
Northwood's Townhomes, unit 8  
Noon

MINUTES

**1. Meeting CALLED TO ORDER** at 12:10 AM. Present Tino Ordoná- unit 3, Sergei & Margarita Anikitchev- unit 6, Doug & Sheri Detlefsen- unit 8, John & Jeanne Gallagher- unit 7, David & Anna Burt- unit 2 and Sierra Mountain Mgt., Pam & Rick Gardner. Unit 4 & 5 were represented by proxy. A Quorum was established.

**2. A.** Election results for Board of Directors: Votes received: Sergei Anikitchev-7, Tino Ordoná-6, Doug Detlefsen & Aaron Howe each received 4. Aaron had agreed to run again only if we did not have anyone else interested. The members knew he would not mind having Doug serve on the Board.

**B.** Officer selection. Sergei/President, Doug/Sect. and Tino/Tres. Thank you volunteers.

**3. MEMBERS FORUM.**

A. David Burt asked about the possibility of installing a hot tub in the common area. He will investigate the cost, permits, etc... and report back to the Board.

B. John Gallagher brought up the icy conditions on the driveway. It is important for owners and their tenants to park completely in their driveway so that the tail end of a vehicle is not jutting out into the main driveway. Also owners are encouraged to keep "ice melt compound" in their garages to use in icy conditions.

C. Doug Detlefsen is interested in a connecting trail from Northwood's Townhomes to the Tahoe Donner nature trail. He will look into this and report back to the Board.

D. Management brought a bid to install a wood sign at entrance. The Board will look into other sign options. The members also discussed changing the name of the association. All recorded documents would need to be changed as well as all state non-profit documents. Management suggested for signage and member use to delete the 17250 and be known as the Northwood's Townhomes, although the formal name would still be 17250 Northwood's Townhomes.

E. Management will contact the developer who took over the original project to get a punch list finished: resealing the driveway (possibly striping it), complete the landscaping and replace dead trees that were planted last season and died, cleanup the entire project of construction debris.

#### **4. NEW BUSINESS.**

A. The common area was discussed in the Members forum. The irrigation system with water and electric utilities will be turned over to the Association as soon as the developer has it signed off by the Town. These expenses are not in the current budget

#### **5. Financial Report.**

A. Management reported that the insurance would go over the \$5,500 budgeted amount. Since we make payments and the policy runs April to April it should not affect this year's budget. We will allow for more next year.

B. The Reserve Study was discussed. Management has done the reserve study in the past but Mgt. recommends that a reserve study specialist do a study every three years. The Board will review and decide if they wish to invest in this. Funds are limited at this time.

#### **6. ADJOURNMENT.**

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