

TAHOE DONNER SKI BOWL CONDOMINIUM ASSOCIATION
Board of Directors Meeting
TDSBCA Office
June 22, 2013

These minutes were approved by the Board on 9/21/13.

Present: Randy Peterson, President
Jill Richardson, Secretary
Austin Bosarge, Vice President
John Staley, Director
Tim Adami, Manager
Owners/members from units 561, 607, 613, 630, 634, 654.

The meeting was called to order at 10:33 a.m. by President Randy Peterson. Introductions of Board members and guests were made.

Secretary's Report

The minutes from the April 13, 2013, Condo Association Board Meetings were approved as written by Secretary Jill Richardson.

Treasurer's Report

The financial reports written by Treasurer Dave Shipp were read by Manager Tim Adami. The financials are on budget, but all money allocated to legal expenses has been exhausted. The Board will need to reallocate funds or have a special assessment to meet future expenses. The financial reports will be filed for audit.

Manager's Report

See separate document for complete Manager's Report, filed by Tim Adami.

CC&R Enforcement – Owners are responsible for enforcement by their renters and will be fined if there are violations.

Unpermitted Pool Entry – People who are not owners or guests of owners are getting into the pool area because the door is being propped open. Tim will check on county ordinances pertaining to pools and will make sure we are in compliance; he will also check into an alarm for the door. John moved, Jill seconded, to lock the gated door with a chain at night. The motion passed unanimously.

Old Business

Legal Expenses/Special Assessment – A letter to the membership was sent out in May informing them that a special assessment may be needed to cover legal expenses for the development of new CC&Rs and bylaws, and to cover a large amount of legal consultation regarding complaints that the Association is not following CC&Rs. Jill moved and it was seconded to have a special assessment of \$10 per month for 18

months. John moved and Austin seconded to amend the motion to \$25 per month for 12 months (or \$300). Jill amended the amendment, and Randy seconded, to \$25 per month for 18 months (or \$450). The amendment to the amendment failed, but the amended motion passed unanimously, and a special assessment will be issued for \$25 per month for 12 months (or \$300). This will begin July 1. The Board approved this because all the funds in the budget for legal expenses have been spent and the Board anticipates more expenses; if the Association goes to court, the special assessment may need to be extended. The Board is working hard to find other areas to absorb the costs, such as spot painting the units slated to be repainted this summer. The expenses for the annual member meeting and BBQ were reduced by \$1200.

Reserve study – Tim reported that this is being done in-house this year.

CC&R and Bylaws Update – A letter to the membership, and drafted revised CC&Rs and Bylaws, have been placed on the Association's web site. A letter will also be sent to the membership. Changes to homeowner association laws imposed by the Davis-Sterling Act are coming in 2014; our governing documents must comply. The Board is asking for members to comment on the documents by August 15, after which the final version will go out to the membership for vote by secret ballot and go into effect on January 1, 2014. If the updated CC&Rs and Bylaws are not approved with 66 'yes' votes, the documents will need to be sent out for another secret ballot election at additional expense to the Association.

New Business

TDPUD Utility Panels/Signage – The utility vaults/panels in common areas may not be covered. The Association is subject to fines from the PUD if they are covered, therefore the Association will enforce the PUD rule and assess fines to owners who cover the utility panels. Austin moved, and it was seconded, for Tim to remove the bark off a vault by an owner's unit at no charge to the owner, but to issue a fine if the vault is covered again. The motion passed unanimously.

Landscaping in Common Areas – The Board discussed several options, considering the maintenance and cost issues. Randy moved, and it was seconded, that the Association require owner-installed landscaping to be removed by June 30, 2014. After discussion, it was moved and seconded to postpone the motion until the next meeting so that feedback from owners can be obtained. The motion to postpone passed unanimously.

Town of Truckee Lighting Ordinance – Truckee now requires outside lights to be hooded. Tim agreed to look into the ordinance and report back.

Member Comments

No further comments.

The next Board Meeting will be determined and an agenda posted on the web site in advance of the meeting.

The meeting was adjourned at 11:57 p.m. to an Executive Session for the purpose of discussing personnel and pending legal issues.

Submitted by,

Jill Richardson, Board Secretary