

TAHOE DONNER SKI BOWL CONDO ASSOCIATION

BOARD OF DIRECTORS MEETING

November 12, 2016 at 10:00 a.m.

MINUTES

1. Call to Order—Josh Ratcliffe, Randy Petersen, Nancy Eder and Paul Zorich attended in person. John Staley attended by phone. The meeting was called to order at 10:08 a.m.
2. Secretary's Report/Approval of minutes—Secretary Eder read the minutes of the August 20, 2016 meeting that were approved by a vote of 5-0.
3. Treasurer's Report—Treasurer Zorich reported as of October 31, 2016, Cash on hand categories as follows: Operating \$79,839; Reserve Account \$108,318; Reserve CDs \$108,512; Capital \$47,036 totaling \$343,705. Rule 5 Fund (Trust Account) has \$13,191.13. Effective August 31, 2016, or eight months (66.6%) through this fiscal year, we have over collected by 2.4% and are 2.6% under budget in actual expenses. All payroll and taxes, bills and capital & reserve vendors are currently paid. The two largest outstanding arrearages will be paid out of escrow within the next ten days leaving less than \$2,200 outstanding. Major expenditures this year are stairs, staircase, garage roofs, outdoor kitchen cover/storage and paving projects. Approval of treasurer's report was deferred until the next board meeting.
4. Manager's Report—Tim reported:
 - a. Season Change—Staff have completed a number of summer projects funding out of Capital & Reserve funding: water supply to 10 units, paving-pathway & upper 500s patching, phase III garage roofs, BBQ cover & storage, pathway stair railing and shingles.
 - b. Snow Preparations—Snow equipment has been taken out of storage, overhauled and made ready; summer equipment placed in storage. The property has been snow staked and signage put up. Reminder to members of the 72-hour notification.
 - c. Chimney Inspection—Delayed due to contractor illness. Rescheduled for the second week of November.

- d. Safety Issue Reports—Staff will do the annual “Winter Compliance Inspection” the third week of November. Reports will be mailed to members and parking passes left in units at end of inspection.
 - e. Unforeseen and Non-scheduled Repairs—Traditionally 4-5 units sell on an annual basis. This year twenty-two units have sold to date. The “in-house” work to correct section 1 and section 2 repairs has incurred over \$9,000 in additional operating expenses. At a minimum, or \$2,500 per unit sale x twenty-two units = \$55,000 of unplanned budgetary expenditure.
 - f. Painting—Rotational painting of the upper 600s was not done this year. Two bids were received for painting ranging from ~\$72,000-\$90,000. We are waiting for a third bid. A hybrid or “in-house” model was proposed that would include hiring painters on weekends as hourly employees in tandem with workers comp and taxes.
 - g. Parking Enforcement—TDA will man the upper 500s entrance on weekends and holidays. Stricter enforcement at the main entrance was discussed along with additional staff coverage.
 - h. Snow Play—The Board was considering a Snow Play area below the Ski Hill. It appears there are too many operational and liability issues to pursue this idea.
 - i. Wildlife Warning—Coyotes are abundant this year and quite aggressive; dogs have been caught while leashed so a warning to owners to be vigilant.
5. Old Business
- a. Staircases—After receiving seventy results from the homeowners’ survey, eighty per cent voted for Option 3 that would raise dues by \$45/month. Monies would become part of the Operating Transfer to the Reserve Fund to cover the staircase annual expenditure. Each unit would share the same liability regardless of top or bottom location. Board deferred on budget until staircase cost known and comparisons from other contractors to newly built prototype are received. It was moved, seconded and passed 5-0. General Manager to report back on exact cost of staircase by December Board Meeting.
 - b. Painting—Board will study how to proceed in 2017 and deferred action until next meeting. Discussion as to contractor vs. in-house method.
 - c. Parking—Discussion as to upper 500 parking. Doty will serve as monitor to ticket. Owners abuse also and can be ticketed. “Rule 5” has helped. Enforcement of parking rules deferred until next meeting.
6. New Business
- a. Budget—It was moved, seconded and passed 5-0 to defer on the adoption of the 2017 budget until the Board of Directors meets in December at which time the General Manager will present more detailed budgetary information.

7. Member Comments and Forum—Five members attended (units 642 Penman, 547 Thornton, 618 Bayer, 602 Gee, 649 Ratcliffe). Member asked if additional assessments are anticipated. Discussion commenced on CC&R and rules enforcement by the HOA.
8. The meeting adjourned at 11:00 a.m.

The Board met in executive session before and after the regular meeting to consider issues involving third party contracts for maintenance and construction, and to discuss and act on personnel matters.

APPROVED