



**FIRST QUARTER MEETING BOARD OF DIRECTORS MEETING OF THE MARTIS CAMP
COMMUNITY ASSOCIATION**

Thursday, January 16, 2014 at 8:00am (PST)

1. Meeting Called to Order by President Mark Johnson at 8:30 am
 - a. In attendance were Directors Mark Johnson (President), Bill Beaty (Vice President), Carla Yeager (Treasurer), Tom Bernthal (Secretary), Ron Parr (At-Large), Keith Franke (Director & Architectural). Staff in attendance were Stephanie Murphy (Community Association), Ray Holcombe (Safety and Security), Scott Bower (Roads & Landscaping), and Brian Hanley (Porter & Simon, Association Counsel). Members in attendance were Josh Gainer.
 - b. The preliminary meeting minutes from the October 12, 2013 Quarterly Meeting were unanimously approved
2. Member Comment
 - a. Mr. Gainer commented on speeding within the community and wanted to know how we can better enforce it. It was discussed and the Board agreed that a hand out at the Gatehouse would be useful reminding the members, their guests and contractors to obey the posted speed limit within Martis Camp. The Board also approved a sign at the construction gate reminding the contractors of the penalty of speeding with in Martis Camp. Finally the Board approved to install a permanent speed bump on a trial basis. At the end of the trial the Board will make a decision if more will be installed through out the community.
3. Discussion / Business Items
 - a. The new Board members and their positions are as follows: Mark Johnson (President), Bill Beaty (Vice President), Carla Yeager (Treasurer), Tom Bernthal (Secretary), Ron Parr (At-Large).
 - b. It was noted by Mark Johnson that the 2014 Budget, Supplemental Disclosures and Replacement Reserve Document was mailed in December of 2013.
4. Design Review
 - a. There are currently 200 homes in review, 120 homes are under construction, 80 homes are in various stages of the Architecture Review and 152 homes are complete.
5. Safety & Security
 - a. Security has issued 1,600 active transponders.
 - b. Ray reported the he had not seen any Bear damage to Homes that are full time residents. Mark also noted that an e-blast went out on 1.13.2014 reminding Members to be Bear Aware.
6. Budget
 - a. Carla went over the Monthly Financial and pointed out the current net for the community as of the 31st of December 2013 was in the positive of \$309,000. This is mostly due to the Architecture Review and Design submittals and lack of snow. Mark also noted that the Community Association performed fuel management on the west side of the property.
 - b. The Board also unanimously approved liening lot 160.
7. Other Business
 - a. It was mentioned by Ron Parr that there may be a need in the future for a Martis Valley Water Maintenance and Operations Facility. This plan is still in the works and a budget is still being finalized.
 - b. Mark updated the Board that Martis Camp Community and Sudden link are getting closer to an agreement. Mark is hopeful that Suddenlink will start installation in May of 2014.
 - c. Mark in contact with Tesla and a possible charging station with in Martis Camp.
 - d. Ron stated that TART may do another trial run due to lack of snow this year.
 - e. The Board approved to have Curt Sproul amend our CC&R's to comply with the re-coding of the Davis Sterling common Interest Development act.
 - f. Ron reported that he will know more information about the East Gate after March 9th or 10th.
 - g. The Board unanimously approved releasing bond # CAC53164.
8. Adjourn

The meeting was adjourned at 10:03 am