



June 1, 2015

Martis Camp Homeowner

COMMUNITY ASSOCIATION

Re: MCCA Board of Directors election and other recent updates

Dear Martis Camp Homeowner,

At the MCCA Second Quarter Board of Directors meeting held on May 1, 2015, actions of interest are noted below:

NOMINATION COMMITTEE CREATED TO SOLICIT ASSOCIATION MEMBERS FOR THE 5TH DIRECTOR:

Due to robust sales in our community, the Martis Camp Community Association has surpassed 90% of the developer lots being sold and as a result, the 5th Director to be voted to the Community Association Board by member votes will occur at the next annual meeting scheduled in October, 2015.

The Nominating Committee, led by Sherry Conrads, will lead the search for Association members in good standing to be placed on the ballot for one Director position. Under the governing documents, nominations for the Board may also be made by self-nomination. Due to the additional Director position being available, we are reaching out to the membership to inquire if there is any interest to be a candidate to fill the available position. Terms of office for the Directors are three years. Annually, there are four Quarterly meetings, one Special Budget meeting, an Annual meeting and occasional Executive meetings that require Directors' attendance.

If you are interested in being considered for a Board position through self-nomination, please submit your name to the Nominating Committee prior to June 30. Requests can be sent to the Association via USPS at 7951 Fleur du lac, Truckee, CA 96161 or via e-mail to Sherry Conrads at Sherry@sherryconrads.com. Mrs. Conrads is also available to personally provide more information on Board duties and responsibilities.

NEW ASSOCIATION RULE ADOPTED:

At the Second Quarter meeting, a new rule relative to early occupancy of a Martis Camp home that has not received a Placer County Certificate of Occupancy was adopted by the Board, the rule is noted below.

"Use of any residence, building, room, structure, garage, or any portion thereof, on any lot for dwelling, lodging or sleeping purposes (collectively "occupancy") prior to meeting baseline health and safety considerations for such occupancy: \$1,000/day and reporting violations to Placer County. Any such occupancy prior to issuance of a Placer County Certificate of Occupancy shall warrant a fine under this provision."

ACCESS CONTROL:

With regard to Association access control, to further upgrade our current transponders, we will be making available and providing an upgraded clear windshield or headlight mounted decal transponder for use in your automobile to replace the black velcro attached transponders that many members have. We expect to phase out the black velcro transponders in the coming months. Gatehouse staff will make the change and install the new transponders at no charge to you.

AMBASSADOR NEWS:

We have received the resignation of Ray Holcombe as our Director of Safety and Security, Ray and his family will be returning to the east coast and will pursue a family business opportunity in Florida. Ray has been our Director for the past 8 years and has done an outstanding job of managing our operations and building the department to its current high level of safety and security for Martis Camp owners. We wish Ray the best of luck in his new endeavors. A search for a new Director will commence immediately. In the interim, Ron Wulff will be our acting Safety and Security Director. Ron can be reached at the Gatehouse number of 530-550-6100, or RonW@MartisCamp.com.

We are pleased and proud to announce the promotion of Scott Bower as he takes on additional Community Association duties and responsibilities as Association Operations Director, focusing on Roads, Landscape, Safety and Security management.

Lastly, we remind all Association members and guests that the speed limit on all Martis Camp roads is 25 mph, please observe the posted speed limit within the community.

For the Board,

Mark Johnson
General Manager

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