

Location: 7901 Fleur Du Lac Drive, Truckee, CA 96161

Attendees: Board Directors: William Beaty, Mark Johnson, Sherry Conrads, Tom Bernthal (via phone), and Jeff Van Harte (via phone). Staff: Carla Yeager, Ray Holcomb, Scott Bower, Keith Franke, Stephanie Murphy and Kristine Ebner. Community Association member: Mike Beallo.

	<u>Description</u>	<u>Notes</u>	<u>Board Action</u>
1	<p>Call to Order</p> <p>A. Approval of Quarterly meeting minutes of January 22, 2015</p> <p>B. Approval of Special Meeting minutes of January 22, 2015</p> <p>C. Approval of Special meeting minutes of March 5, 2015</p> <p>D. Approval of Executive meeting minutes of March 18, 2015</p>	<p>A. The Board approved the meeting minutes with two changes.</p> <p>B. The Board Approved the meeting minutes.</p> <p>C. The Board approved the meeting minutes with two changes.</p> <p>D. The Board Approved the meeting minutes.</p>	<p>Unanimously approved with changes</p> <p>Unanimously approved</p> <p>Unanimously approved with changes</p> <p>Unanimously approved</p>
2	<p>Member Comment</p> <p>Mike Beallo</p> <p>Mike Beallo</p>	<p>Mike Beallo asked about the dips in the roads through out the Community. Mark Johnson stated that the utility service covers are scheduled to be raised before the season starts along with the scheduled slurry seal and crack fill.</p> <p>Mike Beallo commented on Sudden Link and how pleased some of the members are.</p>	<p>None</p> <p>None</p>
3	<p>General Managers Report</p> <p>1. Design Review Board</p>	<p>1. Mark explained to the Board that with 90% of lots sold the Design Review Committee will be replaced with a Board made up of three appointed Association Members. This process needs to begin next month. Mark also mentioned four(4) candidate's that Keith Franke thought would be good candidates. The Community Association Board members must appoint the Design Review Committee members.</p>	<p>None</p>

	2. Election of Director	2. Mark explained that with 90% of Developer lots sold the Community Association Board needs start the voting process for the 5th member to be on the Association board.	None
	a. Nominating Committee	a. Mark also stated that the Board needs to elect a nominating committee now. The Board voted Sherry Contrads to be the Chair of the Nominating Committee.	Unanimously approved Sherry will report to the Board at the next meeting as to who will be on the Nominating Committee.
	B. Financial Statements and Independent Account's Review Report	B. Mark announced that the Financial Statements and Independent Account's Review Report packet was mailed to the Members in April of 2015.	None
	C. Paperless consent update	C. It was reported to the Board that just over 326 members have returned the Paperless consent form	None
	D. Safety & Security Position Search	D. Mark reported that Ray Holcombe, Heard of Security, is leaving and that Mark is in search of the right candidate. Mark has received 26 applicants and has 4 serious candidates. Ray will give his comments on the candidates. Bill requested that the community Association Board leave the interview process to Mark Johnson.	Mark will update the Board in the interviewing process as needed.
4	Design Review		
	A. Architectural Submittal update	A. Keith reported that there are 105 homesites under construction, 239 homes are completed and 94 are in design review. Keith is also anticipating 55 to 60 new home starts during the 2015 construction season.	None
	B. Lot 160 Update	Keith reported that the new owner of lot 160 is looking to have a pre-design meeting with a conceptual design on the house soon. Keith will also start the talks with the owners about BMP clean up on the lot.	None
	C. Design Review office Update	Keith reported that they are still finishing the tenant improvements on the new office and hope to be moved in on June 1st. Keith also stated that the office will have a contemporary feel to it.	None

5	Safety & Security A. Security Systems Upgrade	A. Ray presented a list for the Gate and Traffic Count Proposed Improvements to the Board. The Construction Gate is ordered and will be installed as soon as it is delivered.	The Board requested that a recommendation from staff be submitted for Board Approval.
	B. Transponder Update	B. The Board discussed issuing the new transponder to those community members that still have the old transponders. Ray reported that his staff can process the new transponders just fine.	B. The Board approved exchanging the old Velcro transponders for the new windshield mount at no cost to the owner, with approval from Harry O'Brien.
	C. Member and Gate usage and tracking update	C. Ray reported that the gates are working just fine.	None
	D. Bears	D. Ray reported that Bear activity has subsided since the summer. Ray also reported that the only homes that have had Bear activity were those that have not been locked. It was suggested by the Board that a Bear Aware notice go out in an e-blast. Mark stated that Kelly Heapy is working on one.	None
	E. Speeding Tickets	E. The Board has decided to mirror the Contractor Speeding fine schedule. Mark suggested that the Board have legal look at the CC&R's before the Board takes action.	Mark to report back to the Board with suggestions from Legal.
6	Roads & Landscaping A. Schaffer Mill Road Overlay	A. Mark stated he started the talks about the overlay of Schaffer Mill Road back in January. He has yet to get a response from Lahontan nor Schaffer's Mill. The new proposal has come in higher than first anticipated in 2012. The difference is \$159,000. Marks recommends that the Overlay be done in 2015 and that we contribute our proportionate amount of the funds for the project.	The Board unanimously approved spending the extra \$159,000 for the scheduled repairs.
	B. Replacement Reserves Activities	B. Scott reported that he is preparing to start the 1 million square foot slurry seal through out units 1, 7A, 8A. He also reported that the equipment for this work will be stored in Unit 10.	None
	C. Speed Hump install	C. Scott reported that all of the speed humps are installed.	None

7	Budget A. Monthly Financials overview as of March 31, 2015	A. Carla reported that the Community Association Budget has a positive balance of \$145,966. This is attributed to the low snow season. The Board has also asked Carla to implement an investment policy for the positive balance in the Community Budget.	Jeff Van Hart and Carla will present a policy to the Board at the next Board meeting.
	B. Aged Receivables	B. Carla reported on the aged receivables and noted that there no Community Association members that are over 120 days behind. She also reported to the Board that they will be posting house watch and alarm monitoring fees quarterly.	None
	C. Delinquent members	C. Carla reported that the only delinquent members are those that are getting used to paperless statements and she expects a decrease in the next month as members get used to the new paperless statements.	None
	D. Capitalization	D. Carla recommends a Capitalization policy with an amount of \$2,500.	Unanimously Approved
8	Discussion / Business Items A. Bonds to be Released	A. The Board motioned to release Bond number 1099794, Unit 10, Phase 14.	Executed
	B. Rules and Regulations	B. The amended Rules were posted for a 30 day comment period. There was no member comment. The Board approved the Rules change.	Unanimously Approved
	C. Mill Site Road update	C. Bill Beaty reported that there is no agreement on the East Gate use and the Retreat Community. Bill is hoping to achieve a positive outcome. In the meantime Bill wants to draft the writing campaign with the Martis Camp Community Association members.	None
	D. Future Quarterly Meeting dates and times	D. Mark suggested that the Board set the date and times of future Board meetings. Tom Bernthal has a few conflicts. He will email the board members some dates and times.	The Board is to approve future meeting dates and times.
9	Adjourn	The meeting was adjourned at 12:06 a.m.	