

**The Martis Community Association  
2015 Tenth Annual Meeting Minutes**

Saturday, October 3, 2015 @ 9:02 a.m.

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

Attendees: Board Director: William Beaty, Jeff Van Harte, Sherry Conrads and Mark Johnson. Staff: Chris Hoschak, Scott Bower, Keith Franke, Carla Yeager, Stephanie Murphy, Gus Jones (Club) and Kristine Ebner (Club). Council: Brain Hanley. Inspector of Elections: Bob McClintock. Community Association members: Bob Conrads, Mike Beallo, Ann Burchill, Dennis Kundson, Jeanne Patterson, Thomas Gallagher and Mary Gallagher.

	<u>Description</u>	<u>Notes</u>	<u>Board Action</u>
1	Call to Order and approval of the 2014 Ninth Annual meeting minutes	The meeting was called to order at 9:02 am. The Board reviewed the minutes from the October 11, 2014 Ninth Annual Board of Directors meeting.	None
2	<p>Introductions</p> <p>A. Board Members</p> <p>B. Staff</p> <p>C. Legal/Inspector of Elections</p>	<p>A. Introductions included: William Beaty, Tom Bernthal (not Present), Sherry Conrads, Mark Johnson and Jeff Van Harte.</p> <p>B. Staff introductions included: Scott Bower: Roads and Landscaping, Keith Franke: Architectural Review Administrator, Chris Hoschak: Safety and Security Director, Carla Yeager: CFO, Stephanie Murphy: Community Association Administrator, Gus Jones: Club Operations Director (Club) and Kristine Ebner: Club Controller (Club).</p> <p>Brain Hanley was introduced as Legal counsel and Bob McClintock as Inspector of Elections for the Martis Camp Community Association.</p>	<p>None</p> <p>None</p> <p>None</p>
3	President's Report	<ul style="list-style-type: none"> <li>• Bill reported that as soon as a decision is made on the East Gate the Board will notify the Association members.</li> <li>• The Board is happy with the results of the Stress Test that they ran on the Community Association Budget.</li> <li>• The Board has purposed an improved update to the current IPS, Investment Policy Statement.</li> </ul>	<p>The Board will notify the Association members as soon a decision is made.</p> <p>The Board will run the stress test annually.</p> <p>The Board is to vote on the updated IPS at the 4th Qtr. Meeting scheduled for October 8, 2015 @ 9 am</p>

		<ul style="list-style-type: none"> <li>• The Board is also moving towards 100% paperless communication but needs all of the members to participate. As of to date there are 325 Community Association members participating in paperless communication.</li> <li>• Bill mentioned the following three challenges that the Board has observed and will be taking proactive actions on:               <ol style="list-style-type: none"> <li>1: Smoking within the community.</li> <li>2: Excessive speeding within the community.</li> <li>3: Underage children driving low speed vehicles.</li> </ol> </li> </ul>	<p>The will work on ways to get more members to participate in paperless communication.</p> <p>The Board will discuss and take actions at the 4th qtr. Board meeting scheduled for October 8, 2015 @ 9:00 am</p>
4	General Managers Report	<p>The following was mentioned in the Presidents report:</p> <ul style="list-style-type: none"> <li>• All 671 lots are paying dues.</li> <li>• 635 Developer lots are sold to date.</li> <li>• 54 Developer lots were sold as of October 3, 2015</li> <li>• 22 Resale Homes were sold as of October 3, 2015.</li> <li>• 32 Resale lots were sold as of October 3, 2015.</li> <li>• Mark also mentioned that the continued fuel management practice is on going to keep the community safe.</li> <li>• The 2nd draft of the 2015 Community budget will be resented at the 4th Qtr. meeting for review and discussion.</li> </ul>	None
5	Architecture Report	<p>Keith reported that there are 278 completed homes, 113 homes under construction. There are 72 homes in the design review process, 5 of those are lots that are adding a new phase to the existing structure. Keith also mentioned that existing home owners are starting remodels as well.</p> <p>The Architecture &amp; Design Review department is in their new office and all settled in.</p>	<p>None</p> <p>None</p>

6	Treasurer's Report	<p>Jeff Van Harte reported that the Community Association has a big reserve surplus. Jeff also mentioned that the Roads within the community are the biggest asset and they are in great shape and continue to be repaired before or on the scheduled timing of the replacement reserve report prepared by Black Eagle Consulting.</p> <p>Jeff also mentioned that he is working on a IPS ( investment policy statement) for the communities positive balance of the budget.</p>	<p>None</p> <p>Draft IPS to be presented to the Board at the 4th Qtr. meeting scheduled for October 8th at 9:00 am</p>
7	Safety & Security	<p>Chris reported that he and his staff have increased their visibility with respect to speeding in the community.</p> <p>Chris and Gus have a great plan of attack for Low speed vehicles within the community and will continue to collect signed contacts from those that own low speed vehicles.</p> <p>Chris also updated the Board that he is working with the state on the troubled Bear that is visiting Martis Camp. Chris is also encouraging the members and construction works to be Bear aware and to not leave trash out to attract Bears.</p> <p>Chris is also educating the members with completed homes of the importance of House Watch and Alarm Monitoring offered through the Safety and Security Department.</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>
8	Roads and Landscaping	<p>Scott reported that although he does not have a signed contract yet, he anticipates that Aspen Snow Removal will be the contracted company to preform snow removal for the Community Roads during the 2015/2016 snow year. Scott also mentioned that he and his crew will start installing snow poles through out the community in the middle of October.</p>	<p>None</p>

9	<p>Election Results Election Results Announced</p>	<p>Bill Beaty reported on behalf of Bob McClintock, who had to rush off to another election after tallying our ballots, that Larry Kelley is the new member elected Board Member. Larry Kelley is the 5th member elected Board of Directors position what will replace the last Developer Declarant, Mark Johnson. The Martis Camp Community Association Board of Directors is now comprised of 5 Member elected Directors.</p>	None
10	<p>Member's Q &amp; A David Haig:  Bob Conrads :  Sherry Conrads:  Ann Burchhill:  Bob Conrads:  Bob Conrads:  Ann Burchhill:</p>	<p>Q. When the Board gets close to a decision will they ask the Placer County Board of Supervisors for more time? A. No. The Board of Supervisors have made their decision.</p> <p>Q. Suggested that a call program be implemented for participation in the Paperless Communication within the Martis Camp Community? A. Bill thought that was a good idea.</p> <p>Q. Sherry asked about our protection from external fires? A. Mark explained that we have and continue to improve our fuel break around the entire perimeter of Martis Camp.</p> <p>Q. Ann asked if all Manzanita bushes should be removed? A. Mark suggested that an inquiry to the Design Review Team would be appropriate.</p> <p>Q. Bob asked if all of the infrastructure was complete? A. Scott reported that it is all complete.</p> <p>Q. Bob asked if all of the Bike paths are complete? A. Scott replied with yes, all of the paths are in and complete from the original plan.</p> <p>Q. Ann asked if there is a plan to fix the Bike and Walking paths? A. Scott explained that there is a plan and they have stated to make repairs where needed.</p>	None  None  None  None  None  None

	Bill Beaty:	Q. Bill asked if Martis Camp is putting in a trail to the Ritz? A. Scott answered that yes, a trail is being built from Lookout Lodge and will tie in to the 900 trail which leads to the Ritz.	None
11	Adjourn	The meeting was adjourned at 10:22 a.m.	