

**The Martis Camp Community Association  
Fourth Quarter Board Meeting Minutes**

Thursday, October 8, 2015 @ 9:21 a.m.  
Location: 7951 Fleur Du Lac Drive, Truckee, CA 96161

**Attendees:** Board Directors: William Beaty, Sherry Conrads, Tom Bernthal (via phone), and Jeff Van Harte (via phone). Counsel: Brian Hanley. Staff: Mark Johnson, Carla Yeager, Scott Bower, Stephanie Murphy, Chris Hoschak and Kristine Ebner.

	<u>Description</u>	<u>Notes</u>	<u>Board Action</u>
1	<p><b>Call to Order</b></p> <p>1. Approval of Quarterly meeting minutes of July 16, 2015</p> <p>2. Approval of Executive Meeting minutes of July 16, 2015</p> <p>3. Approval of Executive Meeting minutes of August 13, 2015</p> <p>4. Approval of Executive Meeting minutes of September 8, 2015</p> <p>5. Approval of Executive Meeting minutes of September 22, 2015</p>	<p>1. The Board approved the meeting minutes.</p> <p>2. The Board Approved the meeting minutes.</p> <p>3. The Board Approved the meeting minutes.</p> <p>4. The Board Approved the meeting minutes.</p> <p>5. The Board Approved the meeting minutes.</p>	<p>Unanimously approved</p> <p>Unanimously approved</p> <p>Unanimously approved</p> <p>Unanimously approved</p> <p>Unanimously approved</p>
2	<b>Member Comment</b>	No Members were present to make comments.	None
3	<p><b>General Manager's Report</b></p> <p>1. Paperless Consent Update</p> <p>2. Additional Club Easements on Association Roads</p>	<p>1. Mark reported that 325 members are currently signed up for Electronic communication. Bill and Stephanie will discuss an incentive plan to get more participation in the program.</p> <p>2. Mark presented a Grant Deed Easement from the Community Association to Martis Camp Club for the roads and open space that contain infrastructure for the club.</p>	<p>None</p> <p>Bill and Sherry to Sign the Grand Deed Easement.</p>

	3. Open Space Parcel Transfer in Process	3. Mark presented a Grant Deed for the lettered lots that will be transferred from DMB/HG to the MCCA. Brian Hanley will <i>make sure</i> that the Open Space parcels will be covered under the insurance policy.	None
	4. Design Review Revenue and Expenses Update	4. Mark brought it to the Board's attention that the Design Review Department will need to be subsidized in 2016. Tom suggested that the Construction deposit be raised and that the fee be enough to cover expenses.	None
4	<b>Safety &amp; Security</b> A. East Gate Usage and Tracking Update	A. Mark shared with the Board the monthly Transit Analysis	A. None
	B. Gate Counters	B. Mark asked the Board is they would like to install counters in the ground for back up at the East Gate. The Board declined at this time.	B. None
	C. House Watch package delivery / Non House Watch package process	C. Mark updated the Board on the amount of packages that the Gatehouse is receiving on behalf of members that are not on the House Watch program. It was suggested by Chris that \$25.00 per package be billed to the member of the receiving package for a storage/holding fee.	Unanimously approved. Brian Hanly will add the verbiage to our Amended Rules Notice
	D. Bears	D. Chris reported that he is working closely with the State regarding the troubled Bear in the Community.	None
	E. Security Software Systems Upgrades	E. Chris proposed a new Security system to the Board. With this new system Chris and his staff will have the tools to act quickly from the field and be much more efficient when performing Housewatch and Alarm monitoring duties.	Unanimously approved
5	<b>Design Review</b> A. Architectural Submittal update	A. Mark reported on behalf of Keith that there are 113 homesites under construction, 280 homes are completed and 70 are in design review. Mark also stated that their have been 61 new residential starts in 2015 and that they only budgeted for 40 new submittals in 2016.	None
	B. Remodels on existing homes in Martis Camp	B. Mark proposed to the Board that they give Keith the authority to enforce the existing rules for remodels. All remodels are required to be submitted and approved through the Design Review process.	Unanimously approved

6	<b>Roads &amp; Landscaping</b> A. Snow Removal	A. Scott reported that he will be finalizing the snow removal contract in the next two weeks. His crew will also be starting to install snow poles this coming Monday.	None
7	<b>Budget</b> A. Monthly Financials overview as of September 30, 2015	A. Carla reported that the Community Association Budget currently has a positive net income of \$24,000.	None
	B. Aged Receivables  C. Delinquent members  D. Bond Release	B. Carla submitted to the Board a Summary of aged Receivables.  C. Carla reported that lot owners 9, 211, 279, 280 are more that two quarters behind in dues. Carla would like to start the leining process on lot 9,211,279 & 280 if not paid in full by the end of the month. The Board also proposed to change the rules so that the Liening process can be initiated with out the approval of the Board. The Board would only approve the Recording the Lien.  D. Bond # CAC53172, Unit 8A Phase 9 should be released.	None  Unanimously approved  Unanimously Approved
8	<b>Discussion / Business Items</b> A. 2016 Budget Discussion  B. Investment Policy Statement  C. Rules and Recommendation	A. Mark presented draft #2 of the 2016 budget. Board asked for the following changes: <ul style="list-style-type: none"> <li>• increased monthly dues to \$275.</li> <li>• increase legal fees to \$100,000.</li> <li>• add Mill Site Road costly sharing line item expense of \$25,000 annually</li> <li>• Review Design Review fee structure</li> <li>• Address Security Revenues and Software upgrades</li> </ul> Mark will submit draft # 3 for Board Approval in one week.  B. Brian Hanley will look at the CC&R's to make sure that the Investment Policy Statement that was presented is compliant with the CC& R's  C. The Board decided to wait on amending the Rules regarding, Smoking, Speeding, Low Speed Electrical Vehicles and Assessment Collection Policy.	None  None  None

	D. Elections of Officers	D. The Board Unanimously approved the following Officer positions for 2016. <ul style="list-style-type: none"> <li>• Bill Beaty - President</li> <li>• Tom Bernthal - Vice President</li> <li>• Jeff Van Harte - Treasurer</li> <li>• Sherry Conrads - Secretary</li> <li>• Larry Kelley - Member at Large</li> </ul>	Unanimously approved
	E. Mill Site Road Update	The Board decided to update the Membership when a decision is closer at hand.	None
	F. Quarterly Meeting Schedule	F. Sherry is going to email all of the Board members for suggestions for the best date and time of the next meeting. As soon as that date and time is agreed upon we will notify the membership of the next meeting and possibly the quarterly schedule.	The Board is to agree on a date and time for the next quarterly meeting.
9	<b>Adjourn</b>	The meeting was adjourned at 12:00 a.m.	