

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

Thursday, July 16, 2015 @ 9:03 a.m.
Location: 7951 Fleur Du Lac Drive, Truckee, CA 96161

Attendees: Board Directors: William Beaty, Mark Johnson, Sherry Conrads, Tom Bernthal, and Jeff Van Harte. Counsel: Brian Hanley. Staff: Carla Yeager, Scott Bower, Keith Franke, Stephanie Murphy and Kristine Ebner. Community Association member: Mike Beallo, Kathy Beallo and Eric Clothier.

	<u>Description</u>	<u>Notes</u>	<u>Board Action</u>
1	<p>Call to Order</p> <p>1. Approval of Quarterly meeting minutes of May 1, 2015</p> <p>2. Approval of Special Meeting minutes of June 1, 2015</p>	<p>1. The Board approved the meeting minutes.</p> <p>2. The Board Approved the meeting minutes.</p>	<p>Unanimously approved</p> <p>Unanimously approved</p>
2	<p>Member Comment</p> <p>Kathy Beallo</p>	<p>Kathy Beallo, being a home owner in both Northstar and Martis Camp does not want to see the Mill Site road privatized.</p>	<p>None</p>
3	<p>General Managers Report</p> <p>1. Confirm future Board meeting dates</p> <p>2. Paperless consent update</p>	<p>1. The Board approved the following 2015 Board dates.</p> <ul style="list-style-type: none"> • Friday, October 2 @ 5:00 pm - Town Hall Question and Answer • Saturday, October 3 @ 9:00 am - Annual Meeting of the Members • Thursday, October 8 @ 9:00 am - 4th Quarter Meeting <p>The Budget Special meeting was removed and Carla will submit the Budget to the Board electronically for individual review and comments by September 17, 2015. Mark will present the budget at the Fourth Qtr. meeting with a list of individual comments from the Board members for discussion and approval of the 2016 Community Association Budget.</p> <p>2. Mark reported that 328 Community Association members have signed up for paperless communication.</p>	<p>Unanimously approved</p> <p>The Board is to review and comment individually to Mark for the 2016 Quarterly Meeting Date</p> <p>None</p>

4	Safety & Security		
	A. Safety & Security Director search update	A. Mark reported that Chris Hoschak has accepted the Director of Safety and Security position. He will start on August 1, 2015.	None
	B. East Gate usage and Tracking update	B. It was reported to the Board East Gate tracking monthly numbers for May and June, 2015.	B. None
	C. Bears	C. Mark reported that the Bear activity has subsided. Scott Bower also reported that he is working with the Trash company to put construction debris only signage up on construction dumpsters.	None
	D. Electric Low speed vehicles	D. Mark reported to the Board that paperwork compliance from the homeowners that own Electric Low speed vehicles will be top priority for the Chris Hoschak, the new Director of Safety and Security.	None
	E. Speeding	E. Brain Hanley is drafting new rules violations for Speeding, violations & Non-payment of fines	None
	F. Power Outages	Mark will be asking the new Director of Safety and Security to input and or plan an Emergency Response System to members when there is an emergency. For example a power outage.	None
5	Design Review		
	A. Architectural Submittal update	A. Keith reported that there are 121 homesites under construction, 247 homes are completed and 83 are in design review. There have been 31 new starts in 2015. Keith is also anticipating 30 to 35 more new home starts for the remainder of the 2015 construction season.	None
	B. Lot 160 Update	B. Keith reported that the new owner of lot 160 is likely to start construction this summer.	None
	C. Design Review office Update	C. Keith reported that they are settling in to their new office just fine.	None
6	Roads & Landscaping		
	A. Schaffer Mill Road Overlay	A. Scott reported that the Schaffer Mill Road Overlay is complete with little impact to the Homeowners.	None
	B. Replacement Reserves Activities	B. Scott reported that all of the replacement reserves work is complete along with a few additional jobs.	None
	C. Gatehouse Speed Hump install	C. Scott reported that two speed humps were installed at the gatehouse to slow traffic just before the entering the community.	None

<p>7</p>	<p>Budget A. Monthly Financials overview as of June 30, 2015 B. Aged Receivables C. Delinquent members D. Draft investment policy</p>	<p>A. Carla reported that the Community Association Budget has a positive net income of \$186,000. This is partially attributed to the two items that were budgeted for but not yet purchased. The Sweeper and installing the walk path from the Camp Lodge to the Family Barn. B. Carla submitted to the Board a Summary of aged Receivables. C. Carla reported that lot owners 444 are more that two quarters behind in dues. Carla would like to start the leining process on lot 444 if not paid in full by the end of the month. D. Carla & Jeff submitted a draft investment policy. The Board approve the draft Investment Policy Statement (IPS).</p>	<p>None None Unanimously approved Unanimously Approved</p>
<p>8</p>	<p>Discussion / Business Items A. Election of Director Nominating Committee Recommended Nominees. B. Mill Site Road update East Gate petition and letter update C. General Manager Authorization</p>	<p>A. Sherry reported to the Board the following 2015 Nominees: <ul style="list-style-type: none"> • Larry Kelley • Stasia MacLane Reisfield • Valerie Lemmon • Steve Kaylor Sherry will also contact the nominees from the past elections for interest in being nominee for the 2015 Community association election. She is also going to aske the nominees to attend the meetings in person. Bob McClintock was appointed the inspector of Election. B. Bill Beaty reported that there is no agreement on the East Gate use and the Retreat Community. Bill also would like to send out an eblast reminding members to submit a petition and letters to the Placer county Board of Supervisors C. Mark presented to the Board a resolution giving Mark Johnson - General Manager, Carla Yeager - CFO and Scott Bower - Director of Operations the ability to draw and sign checks.</p>	<p>None Bill will draft a letter and Mark will send out an eblast with the letter, petition and sample letter to the Placer County Board of Supervisors. The Board unanimously approved with amendment with one clarification to be made by Brian Hanley.</p>

	<p>D. Smoking issues and solutions</p>	<p>D. Bill is very concerned about smoking within Martis Camp and would like to amend the Rules and Regulations to add a rule about not smoking on the Community Association common areas and add a fine as well. Bill asked Brian to prepare his input on penalties to include fines. This will be done with the Voters Packet for a 30 day comment and review timing. At the request of the Board, Mark will also post notices regarding no smoking in Community Association common areas.</p>	<p>Brian Hanely is to prepare and send to Bill for approval and delivery to the community members with the Board packet.</p>
<p>9</p>	<p>Adjourn</p>	<p>The meeting was adjourned at 11:18 a.m.</p>	