

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

Tuesday July 5, 2016 @ 8:00 a.m.

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

**Attendees:** Board Directors: William Beaty, Tom Bernthal, Sherry Conrads, Jeff Van Harte, Larry Kelley. Staff: Scott Bower, Chris Hoschak, Stephanie Murphy and Kelly Turner Counsel: Brian Hanley. Member: John Gill (8:35 am to 8:55 am)

	<u>Description</u>	<u>Notes</u>	<u>Board Action</u>
1	Call to Order	<p>The meeting was called to order at 8:00 am. The Board reviewed the following meeting minutes:</p> <ul style="list-style-type: none"><li>• Executive Meeting held March 25, 2016</li><li>• 2nd Quarterly Meeting held March 25, 2016</li><li>• Executive Meeting held May 12, 2016</li><li>• Executive Meeting held May 19, 2016</li></ul>	<p>Unanimously approved.</p> <p>Unanimously approved.</p> <p>Unanimously approved.</p> <p>Unanimously approved.</p>
2	Member Comment	No member comment	None
3	General Managers Report	<p>Scott reported the following to the Board members:</p> <ul style="list-style-type: none"><li>• Slurry seal with in the community is half completed. The Second half will be completed in September.</li><li>• Another Speed Hump on Olana was installed.</li><li>• Continued work on the fuel modification and dead tree removal.</li><li>• Scott continues to research a program for texting reminders to members.</li><li>• Scott also mentioned that he will get all of the bills by October for the budgeted Replacement Reserve work that has been going on.</li><li>• Scott is looking into the steps on making Martis Camp a "Fire Wise" community. This action could potentially lower individual homeowners fire insurance and well and quality Martis Camp for grants.</li><li>• He is also looking into developing an Informational welcome packet for new homeowners along with a personal orientation.</li></ul>	None

4	Design Review		
	A. Architectural Submittal Update	A. It was reported to the Board that as of June 30, 2016 there are 94 homes in design review, 111 homes under construction and 309 completed homes for a total of 511 homes submitted to Design Review to date.	None
	B. Lot 56 address marker	B. Mr. Gill appeared in front of the board to explain his side of the Notice of Non-Compliance that was sent to him from the Design Review department. This matter was not resolved between the parties and it was brought before the board. The board feels that because protocol and instruction was not followed by the member from the Design Review Committee so this matter was brought forth to the Board thus the board voted to honor honor the non-compliance ruling.	Unanimously approved to support Kelly on her decision to request that the member remove the monument.
	C. Design Review fee increase	C. The board decided to post the new Design Review Fee increase on August 1, 2016 for a 30 day member comment period. Brian Hanley to draw up the language for posting.	Board to vote on the new Design Review Fee increase at the 4th Quarter Board meeting scheduled for October 28, 2016 @ 8:00 AM
	D. Design Review Committee update/direction	D. Kelly reported that the Architectural Review Committee has requested that the Design Review Team elevate the architecture of new homes. They noticed that some of the homes designed by the same Architects have many similarities. They want to push architects to do thier best work.	None
5	Safety & Security		
	A. Community speeding rule violation update	A. Chris the Director of Security reported that he stopped 26 cars in the last month. It was a combination of Contractors, Employees and a couple of members. No member tickets were issued. Those that were issued to contractors have paid.	None
	B. East Gate summer usage and tracking update	B. Chris reported that the new shuttle schedule had began on July 2nd.	None
	C. Safety / Security outreach	C. Chris reported that his staff is doing a great job and patrolling. They are also educating the members on the speed limit within the community.	None

	<p>D. House watch / Alarm monitoring update</p> <p>E. Transponders for Members rental cars</p> <p>F. Traffic calming initiative</p>	<p>D. It was noted by Chris that he currently has 244 members signed up for the House watch and or Alarm monitoring program.</p> <p>E. Scott and Chis discussed with the Board members handing out the old black transponders for members that have rental cars. This will allow them to use the member entrance v.s. the guest entrance at the gatehouse. They will still be charged for the transponder. The Board decided this was ok.</p> <p>F. Chris reported the there is a significant decrease in speeding. This is attributed to the added speed humps in the community and the education that Chris and his staff have been doing.</p>	<p>None</p> <p>None</p> <p>None</p>
6	<p>Budget</p> <p>A. Monthly Financials overview as of May 31, 2016</p> <p>B. Aged Receivables</p> <p>C. Delinquent members</p>	<p>A. Jeff Van Harte reported that the current net income is in the positive by \$200,000 plus. This number includes the operating fund and the replacement fund.</p> <p>B. It was noted that the aged receivables are all good. There are members that have paid their entire 2016 HOA dues.</p> <p>C. The MCCA does not have any delinquent members</p>	<p>None</p> <p>None</p> <p>None</p>
7	<p>Discussion/Business Items</p> <p>A. Operating Rule Concerning East Gate</p> <p>B. Martis Camp Residence home rentals</p> <p>C. Fire Safety/smoking proposed rule change approval</p> <p>D. LSV-Fine Schedule proposed rule change approval</p>	<p>A. The Board voted to draft a rule that would extend the current rule untill December 31st or until revoked by the MCCA Board.</p> <p>B. Scott reported to the board that he is working with certain members on home rental education and what is allowed in the community.</p> <p>C. The Board adopted a no-smoking policy. This policy was posted on June 1 for 30 day member comment. This rule will be updated in the current MCCA rules.</p> <p>D. The Board approved the new Low Speed Vehicle rule amendment which was posted for 30 day member comment on June 1, 2016. This rule will be updated in the current MCCA rules.</p>	<p>Unanimously approved</p> <p>None</p> <p>Unanimously approved</p> <p>Unanimously approved</p>

	E. Excessive Speeding Fine Schedule change approval	E. The Board approved the new excessive speeding fine schedule. This new fine schedule will be updated in the current MCCA rules.	Unanimously approved
	F. Upcoming Board of Directors election	F. The MCCA Board decided that the date of record for the upcoming 2016 election will be July 27, 2016. It was also noted that Bill Beaty and Tom Bernthal will be nominees again this year.	None
	Adjourn	The meeting was adjourned at 10:40pm	