

**Martis Camp Community Association
Eleventh Annual Meeting Minutes
Friday, October 28, 2016
12:00 p.m.**

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

Attendees: Board of Directors: William Beaty, Jeff VanHarte, Tom Bernthal, Sherry Conrads, Larry Kelley (via telephone). Staff: Mark Johnson, Chris Hoschak, Scott Bower, Kelly Turner, Kristine Ebner, Julie Akers, Gus Jones, (Club). Counsel: Brain Hanley, Scott Hall (via telephone), Harry O'Brien, (via telephone); Inspector of Elections: Bob McClintock, Leah Rumon, Community Association members: Barbara and Richard Bergman, Guy and Bonnie Bayless, Barbi and Brad Witmer, Eric Bailey, John Gill, Ann Engstrom, Mark Weinberg, Linda Trocki, Peter Marguglio, Judy Beaty.

	Description	Notes	Board Action
1	Call to Order and approval of 2015 Tenth Annual Meeting Minutes	The meeting was called to order at 12:00 p.m. The Board reviewed the minutes from the October 3, 2015 Tenth Annual Board of Directors meeting.	Unanimously Approved
2	Introduction		None
	A. Board Members	A. Introductions included: William Beaty, Tom Bernthal, Sherry Conrads, Jeff Van Harte and Tom Kelley (via phone)	
	B. Staff	B. Staff introductions included: Scott Bower, MCAA General Manager, Director of Greens and Grounds; Kelly Turner, Architectural Review Director; Chris Hoschak, Safety and Security Director; Julie Akers, Club and Community Coordinator; Gus Jones, Club General Manager, Mark Johnson, COO; Kristine Ebner: Club and Community Controller	
	C. Legal/Inspector of Elections	Brain Hanley was introduced as Legal counsel and Leah Rumon, Election Representative, McClintock Accountancy for the Martis Camp Community Association	
3	President's Report	<ul style="list-style-type: none"> • Bill explained the two Boards of Directors at Martis Camp; the Community Board oversees Safety, Security, Roads and Landscaping and Design Review; the Club Board of Directors oversees the Club and its amenities. • The Board passed a Conflict of Interest Policy at the Board meeting held earlier in the day. • Bill mentioned the East Gate issue and advised that he would report at the end of the meeting. • Bill explained the association has two reserves: one for action items and one for operating. Bill also explained two issues that affect the budget: Housing starts and snow ~ more specifically, large amounts of snow at one time. 	None

4	General Manager's Report	<p>The following was mentioned in the General Manager's report:</p> <ul style="list-style-type: none"> • 669 lots sold. • 26 Developer lots sold this year • 27 Resale lots sold to date • 48 Resale Homes sold to date • Scott discussed "fuel management." There are 2100 acres of forest litter. Martis Camp has received compliments from the USFS and Northstar on protecting the forest. The USFS has been redoing prescriptions, which includes the Eastern Boundary being adjusted by five hundred feet. • Scott reminded members that as the community grows, there has to be continued education, and it's important on how the information is disseminated. 	None
5	Architectural Review Director's Report	<ul style="list-style-type: none"> • Kelly reported: <ul style="list-style-type: none"> ○ 331 completed homes ○ 113 homes under construction ○ 77 homes in the design review process ○ 30 of those are ready to break ground ○ 52 starts • Kelly also discussed the smoking policy, which will be an addition the Design Review Handbook. • Kelly explained that her team is preparing for a robust 2017. • Kelly also reminded members that the Design Review team is a great resource; she encourages members to reach out to her team for questions regarding remodels, outdoor living space, landscaping and tree removal. • Scott reassured the members that Design Review is planned out until the year 2023. <p>Q. Mr. Bergman inquired about how the finances and budgeting exercises would affect the HOA and what is to be expected over the next few years.</p> <p>A. Kelly advised the increase of Design/Landscaping fees and the reduction of staff in the next few years will affect the budget.</p> <p>Q. Ms. Trocki commented on how much she appreciated the promptness of the Design Review Office. Ms. Trocki also asked about clarification on the use of pine needles around homesites.</p> <p>A. Scott reiterated the pine needles are used for the stabilization and only a small layer would be appropriate, the use of small chips may also be used.</p>	None
6	Treasurer's Report	<ul style="list-style-type: none"> • Jeff Van Harte reported that the Community Association is in good shape and appreciates a very supportive Board and team. • There is 25% set aside for contingencies, snow removal, 	None

		<p>and legal.</p> <ul style="list-style-type: none"> • Jeff reminded everyone the biggest assets are the roads, safety and security. • Jeff commented that our revenues come from quarterly assessments and security, however our costs are overhead, insurance, roads and landscaping, design review, snow removal and East Gate legal fees. • Jeff also reminded the community that costs will go up regarding the safety of the homes and stated the staff is working very hard for its members. <p>Q. Mr. Gill asked if Martis Camp shares an agreement with Schaffer's Mill and Lahontan regarding Schaffer Mill Road access.</p> <p>A. Bill confirmed that Martis Camp does share and agreement and also included Hopkins Village.</p> <p>Q. Ms. Trocki asked if there is discussion of a bike path.</p> <p>A. Scott stated that he has not heard about a bike path on Schaffer Mill Road.</p>	
7	Safety and Security Director's Report	<ul style="list-style-type: none"> • Chris reported that he and his team are holding all visitors at the Gatehouse 100% accountable. If they are not on a list, they will not be allowed access into Martis Camp. • Chris reported that 273 homes are on house watch. • Chris updated the members with the following statistics since April: <ul style="list-style-type: none"> ○ 147 stopped vehicles (27 were rules violations); 40% were contractors, 40% were members and 20% were guests. ○ 62 Illegal parking violations ○ 57 parked in front of fire hydrants. • Chris has two people on staff 24/7 at the Gatehouse. • Jeff reminded Chris to keep the pressure on the costs and thanked Chris for the great statistics, as home visits will be increasing from 9,000 visits to 20,000 very soon. • Bill commented on the smoking policy that the Association and the Club have implemented and how the large fire danger sign at the entrance of Martis Camp and flags have really increased awareness in the community. • Gus mentioned the same smoking policies for club activities are in place and has personally spoken to individuals. • Bill reminded everyone that speeding, smoking and minors driving are the responsibility of members/owners and guests need to accept responsibility. <p>Q. Mrs. Bergman asked if the biggest security issue was crime.</p> <p>A. Chris reassured the members that it was not crime, but in fact Bears, and maintaining who is on property, clearing Contractors (making sure they have Driver's Licenses and</p>	None

		Insurance).	
	Q.	Mr. Gill asked if the security cameras were going to be replaced.	
	A.	Chris stated some cameras have already been replaced.	
	Q.	Ms. Engstrom asked if there is a plan for speeding.	
	Comment	Mark reiterated the low-speed initiative; he commented on the enforcement of registered carts and commended those members who know the rules. Carts not registered and minor's driving has decreased due to the education of members in the community.	
	Comment	Ms. Engstrom commented that contractors are slowing down and not speeding and compliments the staff on the improvement.	
	Comment	Kelly Turner informed everyone that her team emails the construction companies to remind them members are here to have a peaceful experience and to be cognizant that Martis Camp is a peaceful place and to promote the experience within Martis Camp.	
	Q.	Mrs. Bergman asked if there is a policy about Drones in the community.	
	A.	Scott reassured everyone that there are state and federal laws regarding drones.	
8	Member Q & A	Mark mentioned the awareness of trash, especially when there are private parties and events throughout the community, members need to be mindful. Scott works hard with the construction crews to remove trash every day. Scott's staff, Chris' staff and the club staff circle back often especially for the sake of the wildlife.	None
	Q.	Mrs. Bayless commented on the carpet in the Grand stairway.	
	A.	Mark advised everyone that it will be replaced in the spring.	
	Comment	Mr. Gill stated that as members we need to model the act of caring and to remember that "we are in this together."	
	Comment	Gus reminded members to make suggestions to the Martis Camp Association email at feedback@martiscamp.com .	
	Q.	Richard Bergman asked about the cell tower update.	
	A.	Mark commented that they are making progress. Scott commented this is the closest Martis has been to getting a tower and it should be happening soon.	
	Q.	Ms. Trocki asked about the yellow jacket bee issue	

	A.	Scott advised that it was definitely an issue and was felt all over Tahoe. Even traps could not control the issue.	
9	East Gate	<ul style="list-style-type: none"> • Bill commented that East Gate was a very complex issue and that Tom Bernthal and Bill Beaty were on a committee. • Bill discussed the ongoing issues as it relates to East Gate and the board had previously sought a second opinion from independent attorneys that had no pre-existing relationship with Martis Camp and are considered experts in the real estate field. The Board has gathered information and intends to make its decisions based on the available information and circumstances. • Bill stated the board was attempting to negotiate a settlement with the Retreat to preserve the shuttle program, but the Board may have to litigate the matter if a settlement cannot be reached. • Bill updated the members and advised them that information would be shared with the membership in the next week or two as things progress in the litigation. • Bill also commented the Martis Camp shuttle to and from Northstar may be compromised in the short term if Placer County recorded the abandonment and the court did not grant an emergency TRO/injunction. • Mr. Bailey thanked the board for their time and energy regarding the retreat and any other solutions they have resolved. 	None
10	Election Results	<ul style="list-style-type: none"> • Bill Beaty reported on behalf of Bob McClintock and Leah Rumon, who tallied our ballots, of McClintock Accountancy, that Bill Beaty and Tom Bernthal are the newly re-elected Board members. The Martis Camp Community Association Board of Directors is comprised of five members. 	None
11	Adjournment	The meeting was adjourned at 1:30 p.m.	