**CARNELIAN WOODS TOWNHOUSE ASSOCIATION**

TO: CARNELIAN WOODS TOWNHOUSE ASSOCIATION BOARD OF DIRECTORS

FROM: CARY OKUMURA, BOARD SECRETARY

CARNELIAN BAY, CA. 96140

**SUBJECT: MINUTES OF BOARD MEETING OF Saturday May 22, 2021**

The meeting was called to order at 9:07 AM by Board President Mike Proffitt.

Members present: Proffitt, Okumura, Barry, Swanson, Cleland, and Shaw

Members by phone: Sullivan, Hubachek, ACC Chair Jack Venable

Not in attendance: Fox

Project Manager: Don Bemiss

Guests: Paul & Sherri Gendron, Unit #76

1. **Secretary’s Report – (Cary Okumura)**
2. Approval of minutes for the previous BoD meeting of Saturday, January 30, 2021
   1. Motion to Approve: Swanson, 2nd Shaw; Motion Approved
3. **Treasurer’s Report – (Dave Sullivan)**
4. Monthly Financial Reports prepared in conjunction with McClintock for Jan, Feb, Mar, Apr of 2021
   1. January 2021: Not bad considering the Covid 19 impact, CWS did well
   2. February 2021: Some variance due to seasonal change
   3. March 2021: Did well
   4. April 2021: Pretty well, $100K expense for bat remediation (taken From Capitol Reserve, CR fund to be adjusted)
   5. Motion to approve Jan, Feb, Mar, Apr 2021 monthly reports: Shaw, 2nd Barry; Motion Approved
   6. New renter for Pavilion residence; $2700/month, 12-month lease
   7. McClintock is reviewing 2020 financials, report in progress
      1. An Amended Tax return for 2020 may be filed due to CWTA losses. Awaiting review & decision.
5. **Strategic Plan – Perry Fox** 
   1. Not in attendance, no report
   2. Capital Reserve to be modified, Forestry may increase from $25K to $40K
6. **Project Managers Report – (Don Bemiss)** 
   1. Bat remediation complete, includes a 2-year warranty, inspection each year. This expense not covered by insurance due to Exclusion Clause.
   2. Snow protections removed due to end of snow season, tennis & pickle ball courts, pool (spa closed until Placer County determination due to Covid 19), Par course, lodge (June 15th), grounds ready for use
   3. Removal of 6 dead trees, some tree limbing adjacent to units #1 – 76
   4. Discussion regarding change of use for arcade room, ideas in consideration; exercise space &/or 2nd level office space (approx. $20K)
   5. CWS Remodel work #113 complete, Unit #21 started, 30 deck replacements to be completed this summer
   6. Installed security signage for roadways & parking lots due to public misuse. Dogs to be on a lease
   7. George raised questions regarding; walkways, under-unit wiring, parcourse, lodge WIFI, Undeveloped lots. Comments taken into consideration & discussed.
7. **Insurance Committee – (Greg Hubachek)**
8. Greg discussed insurance premium increase from 2020 to 2021 & experienced a 15% increase
   1. General Liability & Property; $50K to $57K+
   2. Umbrella: $3.7K to $4K
   3. Inland Marine: $1.2K, No change
9. Greg discussed the possibility of lower premiums by raising our deductible to $25K
   1. Discussion regarding CW history of claims, 3 – 6 years, decision TBD
   2. Discussion regarding fire defensible distance affecting insurance. CWTA conforms to Placer County Fire Prevention Ordinance for defensible space of 100’.
10. **Architectural Committee – (Jack Venable)** 
    1. Paul & Sherri Gendron, Unit #76 were in attendance to resubmit to the BoD a revised submission.
       1. Some minor changes were proposed, a roof line change.
       2. They presented their change, additional information & reasonableness for approving: no visual impact to adjacent units, no change in property area footprint, financial & legal responsibility for unit damage or maintenance to be the unit’s responsibility
       3. Discussion by the board occurred. Celia discussed setting a precedent for homeowners. Mike suggested the removal of the over-entry storage room & limitations for noise & debris during construction.
          1. The motion was amended as follows:
          2. to delete the Over Entry storage room
          3. Cary requested that the owner’s Placer County Assessors property description be revised & filed with the County to include this responsibility to be part of the property & pass on to future owners
       4. The Gendron’s agreed to the amended motion.
          1. A Motion to Approve: Swanson; 2nd Okumura.
             1. Venable as Chair of the ACC: approve but opposed to the over entry storage
             2. Board Vote to Approve: Okumura, Swanson, Shaw, Cleland, Hubachek, Proffitt
             3. Board Vote to Oppose: Barry, Sullivan
             4. Fox: not in attendance
          2. Motion Approved
11. **Local Outreach/Governmental Agencies – (Fran Swanson)**
    1. Update to Regional Transportation System for the public to get out of their cars including additional transit, Technology Information for the public & Communities/Corridors for workers, visitors & residents. A free Ride Share program to become available
    2. The County updated their Short Term Rental (STR) ordinance due to public feedback
    3. A Workforce Housing Preservation program to allow workers to purchase or rent local housing
    4. The Bike Trail (3rd phase) affecting CW is still in progress. There is a concern regarding safety, trash, damage & abuse to CW by the public use.
12. **Forestry Committee – (Celia Barry)**
13. The annual Rake Off will occur Tuesday July 6, 2021. CW will supply rakes, water & gloves and a lunch after
14. North Tahoe Fire and the Conservancy confirmed that the Carnelian Creek project will occur in 2021
15. **Hospitality Committee – (Cat Fox)**
    1. Once the State moves to Covid 19 Yellow then events can be planned
16. **Communications Committee – (Karen Cleland)**
    1. The next “Communicator” will go out next week. Information regarding I-80 construction, bat remediation, boat/kayak & opening of lodge & pool are included
    2. Information regarding September CW Annual Homeowners Meeting to be included
17. **Old Business**
    1. Nothing of note
18. **New Business** 
    1. A proposal for review from CA Data Source to CW for civil code compliance to the Davis Sterling Act was discussed. A determination that it is not necessary was made.

b. BoD meeting; Saturday September 11, 2021; 9 AM (at Lodge or conference call, TBD).

* + 1. A board dinner on Friday

c. Annual Homeowners Meeting: 1 PM

i. Open bar, catered food after

1. **Next Board Meeting**
   1. August 7, 2021, 9 AM at the Lodge or conference call-in.

Motion to adjourn the May22, 202 Board Meeting 11:35 AM by Swanson; 2nd Shaw; Motion Approved.

Cary Okumura, Secretary CWTA