

CARNELIAN WOODS
MINUTES OF THE BOARD OF DIRECTORS' MEETING

Held electronically via Google Meet
on Tuesday, April 16, 2024, at 5:00 p.m.

A. CALL TO ORDER

There being proper notice of meeting, Don Adams, presiding as Chair, duly called the meeting to order at 5:01 p.m.

ROLL CALL / QUORUM CHECK

BOARD MEMBERS:

Don Adams	President (<i>Chair</i>)	Dave Sullivan	Director
Celia Barry	Vice-President	Carlos Sanchez	Director
George Shaw	Treasurer	Greg Hubachek	Director (Present until 5:39pm)
Larry Nowels	Secretary	Mike Proffitt	Director (Present until 6:05pm)
Perry Fox	Director		

INVITEES PRESENT:

Nicholas Saadi Community Association Manager (CAM), Alpenhof Management Services

B. OPEN FORUM

During open forum, each attendee may address the board for up to three (3) minutes. A director or manager may briefly respond to statements made or questions posed. Speakers must observe rules of decorum and not engage in other disruptive behavior. If a speaker is in the middle of a sentence when time is called, he/she may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others. All persons must follow the Meeting Rules listed at the bottom of this agenda.

None

C. REVIEW & APPROVAL OF MINUTES

1. March 19, 2024, Monthly Board Meeting Minutes

The minutes of the Board of Directors' meeting held Tuesday, March 19, 2024, were approved with amendments submitted by Don Adams and George Shaw.

On a motion made by Larry Nowels, and seconded by Perry Fox, it was proposed that the minutes of the Board of Directors' meeting of Tuesday, March 19, 2024, be approved with amendments. All in favor, motion carried.

2. March 28, 2024, Emergency Board Meeting Minutes

The minutes of the Board of Directors' emergency meeting held Thursday, March 28, 2024, were approved with amendments submitted by Don Adams and George Shaw.

On a motion made by Larry Nowels, and seconded by Perry Fox, it was proposed that the minutes of the Board of Directors' meeting of Thursday, March 28, 2024, be approved with amendments. All in favor, motion carried.

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D. OLD BUSINESS

1. Purchase of vehicle

Nicholas Saadi reported on the status of Association's current vehicles. One of the three vehicles is not functional. Management has located a Dodge pickup truck with plow attachment for possible purchase, located in the Lake Almanor area.

On a motion made by Carlos Sanchez, and seconded by Celia Barry, it was proposed that the Association divest the 2011 GMC "Rack" truck for maximum amount of money possible. All in favor, motion carried.

On a motion made by Perry Fox, and seconded by George Shaw, it was proposed that any immediate action on the 2013 GMC "Flat Bed" truck be tabled. All in favor, motion carried.

On a motion made by George Shaw, and seconded by Celia Barry, it was proposed that the Board authorize purchase of the proposed Dodge pickup truck for no more than \$32,000, contingent upon a favorable inspection report. Board President Adams may advise management in matters of negotiations. All in favor, motion carried. Greg Hubachek was not present at time of voting.

2. Sugar Pine Foundation Planting

Celia Barry reported the Sugar Pine Foundation is proposing to plant 250-350 sugar pine seedlings, in undeveloped area, above the gate off Silver Pine Rd. If approved, the event is scheduled for May 9, 2024, and there is a request for volunteer participants.

On a motion made by Mike Proffitt, and seconded by George Shaw, it was proposed to approve the Sugar Pine Foundation plantings. All in favor, motion carried. Greg Hubachek was not present at time of voting.

As of 5:39pm, Greg Hubachek was marked as absent from the meeting.

Additional item reported by Forestry Committee – Celia Barry

A tentative appointment is scheduled for May 10, 2024, with North Tahoe Fire and the Resource Conservation District to determine scale of treatment for Carnelian Woods Creek. Celia Barry will schedule with Don Adams and Alpenhof Management.

3. Insurance policies' compliance with CC&Rs

The Association is not currently in compliance with the CC&Rs with the current CA Fair Plan policy.

- a. Management has been in communication with Brian Grant, insurance broker. Grant stated the market appears to be offering policies that would meet the Association's CC&R needs; premiums for these policies "would come in in the upper six figure range to million-dollar range". It is possible to obtain a quote.

Board directed Management to obtain a quote for full capital replacement cost.

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b. On a motion made by George Shaw, and seconded by Celia Barry, it was proposed that legal services be engaged to evaluate current status of Carnelian Woods insurance, potential legal risks, liabilities, and mitigations. All in favor, motion carried.

4. 2022/2023 Winter Damage Claims – Nicholas Saadi

Management has attempted to contact RMC and Farmers Insurance. No responses received. Nothing to report.

5. Western Bat – Nicholas Saadi

Management has been in contact with Western Bat. As of today, Western Bat has not supplied the requested report. Management also inquired to Western Bat regarding timing of on-site review and retainer; nothing to report.

6. Balcony Inspections – Nicholas Saadi and George Shaw

The Association currently has two pending inspections for balconies: RMC is inspecting for damage related to insurance claim, and Linchpin is contracted to inspect per CA Civil Code requirement. It was suggested that RMC may be able to fulfill the CA Civil Code requirement, eliminating the need for contract with Linchpin. Director Shaw has investigated and found there would be little to no cost savings in this suggested route. The Association will remain in contract with Linchpin.

7. Amenities Access Special Project – Nicholas Saadi

Management has prepared Special Project proposal for Amenities Access cost analysis. Management estimated the project to be no less than 15 hours.

During discussion, it was noted that Michael Proffitt was no longer present in the meeting (6:05pm).

On a motion made by Perry Fox, and seconded by George Shaw, it was proposed to approve the Alpenhof Special Project – Non-Staff Amenities Access. All in favor, motion carried.

E. NEW BUSINESS

1. Facilities Staff as Certified Pool Operators – Nicholas Saadi

Currently, the Association's employees are operating under license of the external pool/hot tub contractor. This is not ideal for liability reasons and could cause operational delays if any environmental health problems arise. Management recommends that minimally two employees obtain CPO certification.

On a motion made by Celia Barry, and seconded by Larry Nowels, it was proposed to approve two Association employees to enroll and complete training necessary to become Certified Pool & Spa Operators at the Association's cost. All in favor, motion carried.

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12. RECESS TO EXECUTIVE SESSION- 6:25PM

SUMMARY OF EXECUTIVE SESSION

The following items were discussed during the executive session:

- Staff Reporting
- Communication and Workflow between Board and new management company
- Summer Staffing Needs
- Outstanding Legal Matter


13. NEXT BOARD MEETING – May 21, 2024, at 5:00 p.m. to be held virtually.

14. ADJOURNMENT

On a motion made by Celia Barry and seconded by Perry Fox, it was resolved that the meeting be closed at 6:50 p.m.

Disclaimer: The meeting minutes, including confidential minutes or any other attached addendums, are the responsibility of the Condominium or Homeowners' Association, and it is the Board's responsibility to ensure the minutes are correct and complete prior to approving. The meeting minutes are a summary of the meeting discussion only.


Secretary or Director


Date