

Minutes - Aspen Grove Condominium Association Board of Directors Meeting
3 p.m. Friday February 6, 2015
Community Room B Truckee Tahoe Airport 10356 Truckee Airport Road
Conference call number 855-212-0212 Meeting ID 890-613-628#

Directors present: Tom Amen, Dick Bjur, Ed Kimball, Robin Rakusin, Pete Vall Spinosa
Others present: Joe Barron – Northstar Community Services District, Kendall Galka & Bob McClintock –
McClintock Accountancy Corporation, Peter Miller &, Tim Sawyer & Eric Wicks –
CAMCO, Chris Vall Spinosa, Ann Pescatello, Larry Armstrong, Marian Hansen,
Conference Call Attendees:
Kim Storm, Phil Matin, Andrew Sackheim, Bob Thornton, Kent Williams

Call to order

The meeting was called to order at 3 p.m. by President Bjur. Conference call attendees who were not Aspen Grove owners were asked to leave the call.

Approval of Minutes

It was moved, seconded, and passed unanimously to approve minutes of the December 5, 2014 Board of Directors Meeting.

Executive Session Meetings report

December 5, 2014 Executive Session Board Meeting

President Bjur reported that the Browning Reserve Group proposal for a reserve study was approved; the De Valle Consulting proposal for siding evaluation was approved; Attorney Bruce Inman was replaced as General Counsel with Attorney Brent Patten; a Charter Communication cable and internet bundle package pricing information letter to the membership with a return response form was approved to be sent out; it was agreed that work is to be done on pathway at unit 3115 to eliminate an ice condition.

Financial

The Board Reviewed the Financial Statements and Independent Auditors' Report for 2014 and 2013 presented by Kendall Galka and Bob McClintock of McClintock Accountancy Corporation. The Board also reviewed the Report to the Board of Directors and results of the annual Camco work order audit for the period of July-Sept 2014. The audit work order audit showed that CAMCO under billed Aspen Grove by less than \$300 for the three month period. After discussion it was moved, seconded, and passed to accept the Financial Statements and Independent Auditors' Report as presented.

Defensible space report by Northstar Forester Joe Barron.

The forester reported that he is working to restore the forest's historical element into the defensible space program at Northstar. Re-establishing the pine tree population and reducing the firs will result in better fire tolerance as well as tolerance to insects and disease. Annually he inspects the condominium properties for compliance to state laws 4261 and 26-09. Mr. Barron has applied for a Cal Fire grant to treat the open spaces of condo projects this year. Aspen Grove's interior areas are to be addressed this year.

Review December 2014 financial statements prepared by Camco

The Board reviewed the December 2014 financial statements presented by Treasurer Kimball.

Review collection status on delinquent accounts

Mr. Miller reported that two owners with delinquent amounts owing from the first and second special assessments totaling over \$5,000 have had their accounts placed in collections. The collection agency has been instructed to file liens and not pursue foreclosure actions on them at this time. The niece of one owner is bringing in the full payment in the next week.

Update on water billings from the NCSD

The Board reviewed a spread sheet of water billings. The water billings will be pursued further at next meeting. It was suggested that Attorney Brent Patten look into the NCSD water billings for the Association.

President's Report and Litigation update

It was announced a report was sent out to the membership with an update on the hearing in Auburn on March 18th. The damages phase of the case may be set at that time.

Building & grounds maintenance

Basic grounds maintenance and cleanup has been done this fall and winter by the CAMCO maintenance crew. The CAMCO crew has been doing minimal pathway snow removal due to the lack of snow. CAMCO has been in contact with Tahoe Sierra Disposal in an attempt to replace dumpsters with the bear-proof dumpsters in other Northstar Condo Associations.

Update on civil engineer's work regarding phases of siding replacement

Initial inspection of sample units by John Payne of Del Valle Consulting revealed there was no water intrusion behind the siding. Some earth to wood contact correction work will be required. It was requested that cupped siding boards should be addressed. It was noted the siding is still being evaluated. A full report should be completed by De Valle for Board review at the next board meeting.

Off-road deliveries policy and Items Allowed on Decks

It was noted the items allowed on decks had been approved and needed to be posted on the website. Off road deliveries must be submitted and approved by Camco. An off road policy will be drafted by the Board to distribute to the membership at least thirty days in advance of the next meeting where it will be an agenda item for approval.

Parking Policy Update

The Parking Policy was approved at the last meeting. A meeting was held with Northstar Security recently to confirm the parking policy that went into effect on December 20, 2014. It was noted that the 1st parking violation is a warning and the 2nd parking violation is subject to be towed.

Charter Communications bulk services package

It was announced 117 responses received, 98 in favor, 19 opposed. It was suggested that CAMCO follow up with another letter or phone call to get responses from the remaining 63 owners prior to the next meeting.

Member comments on items not on the agenda

An owner asked about the qualifications with the Association's new legal counsel. He also requested more details on agenda for executive session meters.

An owner commented on the expense being paid by Vail Resorts for water mitigation issues in the village parking lot. Could the Board find out how much they are spending on equipment?

Questions were asked on how committee members were to be notified of meetings. It was announced that the Board would not control how the committees function. That is up to the committees' chairs and members.

Questions were raised regarding the comparison of water charges between condominiums and single family homes. It was noted that this information was available through the NCSD.

Set date for next meeting

The Next meeting was set for 1 p.m. Friday, March 20, 2015 in Community Room B at the Truckee Tahoe Airport.

Adjournment

There being no further business the meeting was adjourned at 5:15 pm

Respectfully submitted,

Peter Miller
Property Manager

