

Minutes - Aspen Grove Condominium Association Board of Directors Meeting
1 p.m. Friday, March 20, 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: Connie Blair – Northstar Lodging, Peter Miller & Tim Sawyer &
Eric Wicks- CAMCO, Chris Vall Spinosa
Owners attending telephonically:
Peter Campos, Tom Merrick, Bob Thornton, Larry Armstrong,
Marian Hansen, Floyd Delay, Kelly Gilligan, Jeffrey Beck, Berry Bossard,
Bob Storm, Alex Sherer

Call to order

The meeting was called to order 1 p.m. by President Bjur. Non-owners were asked to excuse themselves and hang up.

Approval of Minutes

It was moved, seconded, and passed unanimously to approve the minutes of the February 6, 2015 Board of Directors Meeting.

Executive Session Meetings report

Mr. Bjur reported on the February 6, 2015 Executive Session Board Meeting. Items addressed were contracts with 3rd parties, litigation issues, and personal conflicts with an owner and a board member. The contract with an expert was approved as the Association gets ready for the trial and/or additional mediation. A request from an owner selling property asking for more information about litigation was discussed. A litigation update letter will be forthcoming from the Board after it is cleared with the Association's attorneys. It was decided that the personal conflict between the owner and director was not a Board issue.

Financial

Review February 2015 financial statements prepared by Camco.

Treasurer Kimball reported that there are two things to address in the February statements. 1) The Board has approved moving funds from Morgan Stanley to Fidelity Investments. There is more insurance with the Fidelity account. 2) Codes for the balance sheet have been made clear for the Board and Finance Committee members.

After discussion of siding staining/trim painting being an operating expense, not a reserve expense, and these maintenance items having been deferred over the past few years due to legal expenses, it was suggested that the Association recast the fiscal 2014/2015 budget and not make allocations to the reserves May through October 2015. The \$75,000 amount will be applied to siding staining/trim painting. It was further recommended that reserve funding be cut in half for the next two to three years totaling \$225k. This amount will be applied to siding staining/trim painting.

Review collection status on delinquent accounts.

It was moved, seconded, and passed unanimously to turn over two owner's accounts to a collection agency if they are not paid up by the end of March.

Update on water billings from the NCSD

Mr. Bjur has talked with the Association's legal counsel regarding this. The NCSD can bill 85% for fixed expenses and only 15% for water usage. This is entirely legal for the NCSD to do. He would like to look into the possibility of reducing the number of meters in the Association as the fixed monthly cost per meter will be \$565.35. He suggested that the Board obtain an itemization of fixed costs from the NCSD. He would like to explore if there is any recourse to change the billing or amount of meters.

President's Report and Litigation update

The hearing on Wednesday March 18th in Auburn was attended by Bob and Kim Storm as well as nearly the entire board and the property manager. Cross claims were heard extensively from the defense counsel representing Vail Resorts. The Judge heard all claims to establish the record and rejected them. This left Vail's option open for filing suit against other parties. EWP and NMP argued that they should not be liable for the first phase of trial. The Judge rejected their arguments. They are liable. The judge wanted to establish a court date for the damages phase of the trial in September or October. Vail's counsel wants to re-litigate 57 items. The Judge rejected that. Everything litigated in first trial would be in the second trial. The judge asked how things are proceeding with mediation. Mediator Wolf has been recommended by Vail's attorney. NMP and EWP agreed with Vail's attorney. The \$20k daily litigation fee was objected to by plaintiff's counsel. The judge has made it clear that the case should be settled outside of trial. There is an April 30th pretrial conference hearing set for 9:30 at the Auburn courthouse. The judge asked about progress on a preliminary and permanent fix. The other side had submitted plans for a permanent fix the day before and yet had not submitted them to Aspen Grove or its legal counsel. Having Aspen Grove owners and board members in the audience seems to bode well with the Judge.

Building & grounds maintenance

The CAMCO maintenance crew has been assisting with siding evaluation work being done by John Payne of Del Valle Consulting.

Correction work has been done to eradicate rodents in the walls of unit 3115. The CAMCO maintenance crew is sealing off holes where rodents enter.

The water heaters in tower building 3169-3180 were replaced prior to Presidents' Day Weekend by Savage and Sons Plumbing.

Owner request to modify sliding doors to glass swinging doors at unit 3016.

This item was tabled until the owner can update the submittal and provide more information to the Board.

Owner request to add window at 3120.

The Board reviewed a request to extend a window up in the space adjacent to the sliding glass window off of the living room area. The window will only be visible from the ski back trail and Martis Creek. The window is 2' wide by 4' high. It was suggested that the Architectural Review Committee be more involved in these issues. The committee would review requests and present opinions to the Board. Thus far the board has served in the ARC capacity. The applicant/board member left room while the request was discussed. It was moved, seconded, and passed (4-0-1 Vall Spinosa recused) to approve the window subject to permits and requirements being obtained from Placer County by the owner.

Northstar Rentals PointCentral keypad lock request

Mrs. Blair demonstrated and explained the cellular access PointCentral keyboard's touch screen benefits. It gives central intelligence to lodging and has security features that keep guests from returning after checking out. It can be programmed from any web device, takes up to 240 codes, tracks entrances & exits, and can be set to turn the thermostat down to 55 degrees with a wireless thermostat. There are many property management companies and individuals currently using the product. Owners can also purchase them through Northstar Rentals. There are currently 50+ Aspen Grove units on the Northstar rental program. If approved by the Board it would be available for purchase by any owner who wants one.

\$210 is the cost for the lock plus tax, \$85 for installation. There would be an additional cost for filling the deadbolt hole or installing a plate. PointCentral is in negotiations for the wireless thermostat with another company at this time. There is a \$15-20 monitoring cost per month. This cost is not offered by PointCentral at this time. It was noted by a homeowner that there is a \$149 thermostat available from RCF. Northstar is shooting for installation of the locks in May over one week period with the work to be completed by June 1st.

It was moved seconded and passed to approve the Point Central lock system as an owners' option to install.

It was moved, seconded, and passed that owners be informed of three options for entry lock sets, 1) maintain the present Emtek system status quo, 2) install the approved Schlage keypad, or 3) install the Point Central system

Civil engineer's report regarding phases of siding replacement

Mr. Sawyer reported that the siding replacement costs are to be added in the final report from Del Valle Consulting. A directors commented that he would like to see the entire project stained this summer. It was suggested that the Board consider allocating less to reserves this year in order to put more into building staining and trim painting. It was requested that Mr. Miller obtain proposals from three painting contractors to stain the entire project this year. Directors Rakusin and Kimball will evaluate the budget and staining costs to determine what level of work can be done this summer.

Adoption of off-road deliveries policy

It was moved, seconded, and passed unanimously to approve with the policy with an addition. CAMCO is to keep a spreadsheet of permits issued.

Report on Charter Communications bulk services package poll with membership.

158 responses have been received from the membership. This represents a response of 88% of the 180 owners. The 131 “yes” votes is 73% of membership. The Board discussed owners paying an extra charge up to \$22 per month for those wanting it to cover those who don’t. It was suggested that Mr. Bjur move forward with this with Charter, figure the adjusted costs, and send the cost per unit to the membership. It was moved, seconded, and passed unanimously for the board to pursue a contract with Charter for bulk services. The motion does not stipulate that this will force everybody to pay the extra amount per month.

Member comments on items not on the agenda

It was reported that a member had expressed concern over unapproved vent pipes on the tower buildings. It was recommended that CAMCO identify which ones are involved and not approved. They should then be inspected. Owners will be asked to provide evidence of approval. To be deferred to property manager for next meeting.

Chris Vall Spinosa commented on the webpage and asked when approved policies are posted on it. Other approved policies should be posted on the website as well. The Communications Committee is to be provided with information from the Board President and CAMCO. The parking policy, off-road parking policy, and allowable items on deck policy are to be posted. She will work with Cornel Delorean on keeping the site current.

Larry Armstrong suggested making the fee for cable as a separate item so not subject to legal increases and maintenance fees.

Bob Thornton applauded the Board for planning for future maintenance with the staining siding project.

Set date for next meeting.

10 a.m. Friday April 17th Conference Call. Items to be addressed will be the Charter Cable bulk services agreement, recasting the budget for the second half of the fiscal year, and siding staining/trim painting and/or siding replacement. An executive session will follow the board meeting. An executive session will address painting bids, siding, and litigation on Friday May 15th at 9:30 a.m.

Adjournment

There being no further business the meeting was adjourned at 3:59 p.m.

Respectfully submitted,

Peter Miller
Property Manager