

northstar property owners association

NPOA Board of Directors Meeting
April 1, 2017
9:00a.m. Adult Center

A regular meeting of the Northstar Property Owners Association Board of Directors was called to order at 9:00a.m. by the Board President, Brian West.

1. Roll Call:

The following Board members were present at the meeting: Henry DeNero, Judy Howes, Al Roth, Don Watters, and Brian West. Jim Brigance and Jack Moore were present via telephone conference. NPOA staff that was present at the meeting: Geoff Stephens, Nancy Barna, Donielle Summers, and John Forni.

President West welcomed the members of the audience and asked them to introduce themselves. Property owners, Norm and Jeann Green (Ms. Green is also a representative of NCSD), Mike Milliken, Gene Roeder and Bob Williamson were present at the meeting. Nadia Guerrero, a representative of Northstar California was also present.

2. Property Owners Comments:

Norm Green noted that a few weeks ago, there was an incident involving a Northstar transportation shuttle bus that had got stuck blocking both lanes of Northstar Drive. Discussions took place with the Board and Nadia Guerriero, General Manager of Northstar California in regards to the timing of personnel arriving to take care of the situation.

3. A. Approval of the January 21, 2017 NPOA Board Meeting minutes.

A motion was made to approve the minutes from the January 21, 2017 Board of Directors Meeting. Motion was approved unanimously.

4. B. Community Reports

NCSD:

Jeann Green informed the Board that she has been appointed NCSD's President due to Darrell Smith resigning from the Board, and NCSD will be posting an opening to fill the seat. It was noted that NCSD will not be working on any Martis Valley Trail (MVT) segments this summer because the Army Corps of Engineers is still working on the NEPA process and has not given a final decision of the MVT. Director DeNero noted that he and NPOA's General Manager, Geoff Stephens are in discussions with NCSD to review a possibly better alignment of the MVT segment around the Recreation Center. NPOA and NCSD plan on walking the trail alignment to verify the exact location in regards to the tennis courts and of the crescent/conservation easement. Ms. Green noted that NCSD will have lots of maintenance work on the trails and patching of the roads this spring/summer due to the extreme winter season.

Northstar California/Vail Resorts: Nadia Guerriero

Nadia Guerriero, General Manager/Vice President of Northstar California informed the Board that all four Tesla charging stations have been installed in the lower village parking

lot. Northstar California's closing date for the winter season is April 23rd. It was noted that Mikuni's will be closing permanently on April 23rd and an Asian fusion restaurant will be opening at the end of June in its place. Village and summer activities are scheduled to open May 27th of Memorial Day Weekend. It was noted that the Tough Mudder event scheduled for June 10th and 11th has been cancelled due to the extreme winter season. Ms. Guerriero highlighted that the Northstar Mountain Master Plan (NMMP) was approved unanimously 5-0 by the Placer County Board of Supervisors on March 21st.

North Tahoe Regional Advisory Committee (NTRAC): Submitted by Gene Roeder

Mr. Roeder informed the Board and audience that Placer County has hired two companies to investigate and catch homeowners who have not paid the Transient Occupancy Tax (TOT). Homeowners are required to pay 10% of their total rental income. Mr. Roeder noted that Placer County currently has an amnesty period with no penalties or interest if owners sign up and pay last year's tax. If owners are caught who haven't paid the TOT, they could be required to pay the last three years of taxes including penalties and interest. NPOA will look into receiving the program policy from Placer County to alert and remind membership of the TOT.

5. C. Committee Reports: Update/Discussion/Action

Budget & Finance: Submitted by Geoff Stephens

The Board reviewed and discussed the completed and updated 2016 December, and 2017 January and February financials reflective from the audit report. Mr. Stephens noted that the financials are tracking as expected and are "healthy". 2017 aged receivables are less than \$25,000. **A motion was made to approve the 2016 December, and 2017 January and February financials. Motion was approved unanimously.**

Design Review: Submitted by Geoff Stephens

Mr. Stephens informed the Board that since the last Board meeting, there has been one remodel/addition and one new construction project approved. The Design Review Committee (DRC) also reviewed two conceptual new construction projects. Vice President Howes commented on how well the DRC does in reviewing construction submittals.

Oversight: Submitted by Henry DeNero

Mr. DeNero noted that the update of the Martis Valley Trail (MVT) was discussed in the NCSD report. In regards to The Retreat Emergency Vehicle Access Gate (EVA), The Retreat Association, Martis Camp Homeowner Association, and Placer County have not been able to reach a transit agreement through the gate. The EVA gate is currently closed to all transit vehicles. In the spring/summer, all parties involved in the Conservation Easement/Crescent will perform another walk through to review and stakeout the area. Director DeNero and Mr. Stephens continue to discuss and work with Mike Staudenmayer, General Manager of NCSD on additions and improvements to the Tompkins Memorial Trail (TMT). The Big Springs and Overlook trail addition projects will be brought before the NCSD Board at their next meeting in April.

Resort Liaison: Submitted by Brian West

It was noted earlier that the Northstar Mountain Master Plan (NMMP) was approved unanimously by the Placer County Board of Supervisors.

NPOA/Condo: Submitted by Al Roth

Director Roth noted that the Ski Trails Condominium Association has been in discussions with Vail/Northstar to receive clarification in regards to the crescent/conservation easement.

Northstar Improvement Committee: Submitted by Geoff Stephens

No news at this time.

6. D. New Business: Update/Discussion/Action

2016 Audit Report:

Mr. Stephens informed the Board that the 2016 Annual Audit was completed and recommended approval of the report. The report was "healthy and clean".

A motion was made to adopt the 2016 Annual Audit report. Motion was approved unanimously.

Amendment of 2017 Operating Budget:

Mr. Stephens recommended approval from the Board to amend the 2017 operating budget due to both federal and state tax increases based on the 2016 tax information. The total tax increase for Federal is \$8,863 and State is \$2,600. Contingency will be reduced to keep a balanced budget. The adjustment will be reflective on the next monthly financial report. It was noted that membership will be noticed of the adjustment.

A motion was made to approve the amendment of the 2017 operating budget due to a total tax increase of \$8,863 for Federal and \$2,600 for State. Motion was approved unanimously.

Excess Funds 2016:

Mr. Stephens recommended approval from the Board to transfer \$100,000 of excess funds from the 2016 operating account to the reserves. It was also recommended by NPOA's annual auditor to allocate around \$100,000 of additional excess cash from previous years to use on capital improvement projects directly for the Recreation Center. Mr. Stephens suggested creating a Board and staff member committee to discuss proposed capital projects. The remaining excess cash of approximately \$200,000 will remain in the operating account as an emergency buffer.

A motion was made to approve the transfer of \$100,000 of excess funds from the 2016 operating account to reserves, to allocate around \$100,000 of additional excess cash to use on capital improvement projects and create a committee, and to keep approximately \$200,000 in the operating account. Motion was approved unanimously.

7. E. Old Business: Update/Discussion/Action

Board Objective Updates:

- Insurance Value Proposal Update:

Mr. Stephens informed the Board that NPOA has contracted with Johnson, Perkins, & Griffin to perform an onsite inspection of the Recreation Center in June 2017, and will prepare a replacement cost estimate report of the buildings, pools, and hot tubs.

- Tennis Program:

Mr. Stephens and Director Brigance had a meeting with the new Tennis Director, Guillaume Tonelli to discuss short and long term objectives of the program. It was noted that NPOA is purchasing tennis equipment, updating the website in conjunction with the tennis program, hiring staff, and will provide the Board a spreadsheet with

the financial statements of the tennis income breakdown for review. It was noted that weather permitting, the U.S. Tennis Association Tournament will be held at the Recreation Center the weekend of May 20th and 21st.

- Reserve Study:

Hughes Reserves will be performing an onsite inspection of the Recreation Center the week of June 5th to review the reserve component list which is required every three years. The report will recommend any update of the current study.

Membership Survey:

Staff is working on the survey to send out to membership.

Project Updates:

Mr. Stephens informed the Board of project updates (weather permitting) which included:

- New Lap Pool covers have been installed.
- New countertops have been installed in the Game Room bathrooms.
- New Main Pool covers have been ordered.
- The interior of the Tennis Center has been painted and new linoleum floors have been installed.
- A new exterior Dutch door will be installed in the Adult Center kitchen.
- Staff is beginning to install new exterior light fixtures on all the buildings.
- The paver project around the Lap Pool is scheduled to begin April 24th. The Main Pool is scheduled to be open during the project.
- Convert the Splash Pad heater to the hydronic boiler system.
- Convert Tennis Court #1 to two new pickleball courts.
- Repair any damaged post and street signs.

Porcupine Hill Estates Update:

Mr. Stephens informed the Board that the developer applied for a two year extension which was approved by the Placer County Board of Supervisors who also denied an appeal from one homeowner. Mr. Stephens noted that NPOA received clarification that they would not be responsible for any maintenance of retention/detention ponds and roads. It still remains to be seen if the developer will move forward with the project.

Power Outage Protocol:

The Board reviewed and discussed the power outage protocol presented by Mr. Stephens. Maintenance Manager, John Forni informed the Board that there could be an option to install automatic generators which run on natural gas in each of the buildings at the Recreation Center. It was noted that the automatic generators could be a backup in case of a power outage to protect damage from freezing pipes and to keep the entry building and gym facility open. The Board directed Mr. Stephens to have the newly formed committee review the generator proposal as one option to be funded from excess cash.

8. F. General Managers Report: Update/Discussion/Action

Mr. Stephens updated the Board with the following:

- NPOA has received reimbursement from the entry gate incident.
- Weed Warrior Day is scheduled for Monday, June 12th.
- Staff and NPOA's website provider are currently working on updating the site.

- There will be two open seats on the NPOA Board for the election this year. Any interested parties should contact Mr. Stephens. The candidate form will also be available on the website.
- The Main Pool is scheduled to open Memorial Day Weekend, and then weekends only until daily operations begin June 16th through Labor Day Weekend.
- Keith Vogt, Chairman of the Tahoe Regional Fine Arts Theater will be present at the June 17th NPOA Board meeting and the September 2nd Annual Membership Meeting with updates of the theater proposal.

9. G. Copies of Correspondence

The Board reviewed copies of correspondence received by NPOA since the last Board meeting.

10. Directors Comments:

None at this time.

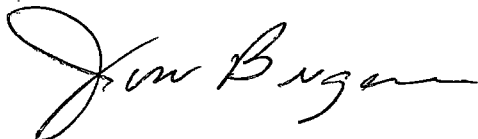
11. Executive Session: Meet & Confer 1776 Grouse Ridge - DRC

A motion was made to adjourn the meeting to Executive Session at 10:47a.m. to discuss design review items with the owner of 1776 Grouse Ridge. Motion approved unanimously.

12. Adjournment

A motion was made to adjourn the regular session of the NPOA Board Meeting at 11:45a.m. Motion carried unanimously.

For NORTHSTAR PROPERTY OWNERS ASSOCIATION,



Jim Brigance
Secretary/Treasurer, NPOA Board of Directors