

northstar property owners association

NPOA Board of Directors Meeting
June 17, 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: Jim Brigance, Henry DeNero, Judy Howes, and Brian West. Jack Moore, Al Roth, and Don Watters were present via telephone conference. NPOA staff that was present at the meeting: Geoff Stephens, Nancy Barna, and Donielle Summers.

President West welcomed the members of the audience and asked them to introduce themselves. Property owners, Jeanne Green (also a representative of NCSD), Mike Milliken, Gene Roeder, Frank Seelig, and Bob Williamson were present at the meeting. Tony Karwowski, a representative of Northstar California was also present. Keith Vogt and Roger Riffer were also in attendance representing the Tahoe Regional Arts Foundation.

2. Property Owners Comments:

None at this time.

3. A. Approval of the April 1, 2017 NPOA Board Meeting minutes.

A motion was made to approve the minutes from the April 1, 2017 Board of Directors Meeting. Motion was approved unanimously.

4. B. Community Reports

Northstar Community Services District (NCSD):

Board President, Jeann Green noted that NCSD and the Northstar Fire Department have been spending most of their time refurbishing the forest and trails due to snow damage, drought, and/or beetle infestation. NCSD's Engineer, Eric Martin is in discussions with Northstar/Vail in regards to the Tompkins Memorial Trail (TMT) and connections to the Elizabeth Town Trail. NCSD will be filling a vacancy on their Board of Directors at their next meeting. Currently, NCSD has received two candidate applications. NCSD is working on its 2018 water quality report and annual budget. Ms. Green highlighted that the North Lake Tahoe Resort Association awarded a grant of \$250,000 for the Martis Valley Trail (MVT). NCSD plans on working on the MVT in 2018. It was noted that a charter school might be a potential candidate to lease out the old NCSD Administrative building. Lastly, NCSD Board member, Frank Seelig noted that residents can sign up for "Informed Delivery" on USPS.com to receive emails of when all 1st class mail has been scanned and delivered.

Northstar California/Vail Resorts: Tony Karwowski

Tony Karwowski, newly appointed Director of Base Area Operations and The Village at Northstar informed the Board that the bike park opened Friday, June 16th for weekend operations from mid-mountain down to The Village. Northstar anticipates that the upper trails on the Zephyr side will open June 30th and the Vista side the first week of August.

Daily operations of the bike park and village activities will begin on June 23rd. Other events that will be taking place this summer include but are not limited to the Wine Walk, Beerfest & Bluegrass, Tuesday Retro Skate Nights, and multiple mountain bike races. The Northstar Dial-A-Ride service runs daily from 10am-10pm through Labor Day weekend, and then weekends only through September 2017. Mr. Karwowski noted that there are no updates of the Mountain Master Plan since it was approved by the Placer County Board of Supervisors.

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

Mr. Roeder informed the Board and audience that at the last NTRAC meeting, there was a presentation of the sustainable groundwater study for the Martis Valley Basin's aquifer. The study identified that 2% of the available groundwater is being pulled. The study also noted that with full buildout of new homes already approved, 2/3 of the groundwater will be pulled but will be replenished at a much faster rate. The Martis Valley Creek restoration project by NCSO and the Truckee River Watershed Council helped immensely with drainage and storage of available groundwater. It was noted that there will be a vote in July 2017 if Placer County will take over making decisions of how the transient occupancy tax (TOT) will be used, and if the Resort Association will only be in charge of marketing. Lastly, Mr. Roeder and Ms. Green of NCSO highlighted that the Northstar Day was a huge success and tremendous progress has been made in the last few years to eliminate invasive weeds throughout the Northstar area.

5. Tahoe Regional Arts Foundation Update: Submitted by Keith Vogt, Chairman

Keith Vogt, Chairman of the Tahoe Regional Arts Foundation presented to the Board and audience a video update of the proposed theatre facility which would be located above the intercept lots in the Castle Peak parking lot. The facility would include a 650-seat main theatre, 150-seat black box theatre, a visual art studio, and an outdoor amphitheater which would have a total capacity of 3,500 fixed and grass seating. Mr. Vogt noted since his last presentation in 2015, the foundation negotiated and signed an 80-year sub-lease agreement on March 29, 2017 with land owners, CNL and EPR, and land manager, Vail/Northstar. A parcel map has been prepared per the lease agreement. The foundation is currently working on preparing entitlement documents including an Environmental Impact Report (EIR) and sound, traffic, and visual studies. It was noted that an estimate of \$40 million will need to be raised to build the theatre facility if approved. The Board reviewed the proposal and informed Mr. Vogt that they will not formally support the project at this time, but will notify and provide information of the proposed facility to membership to receive any feedback. A possible concern might be that the outdoor amphitheater venue might be too big and the amount of traffic on Northstar Drive.

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

Budget & Finance: Submitted by Geoff Stephens

The Board reviewed and discussed the 2017 March, April, and May financials. Mr. Stephens noted that the financials are tracking as expected and are "healthy". Currently, the financials are \$100,000 ahead of budget and the reserve fund is over \$1.8 million.

A motion was made to accept the 2017 March, April, and May financials. Motion was approved unanimously.

Design Review: Submitted by Geoff Stephens

Mr. Stephens informed the Board that since the last Board meeting, there have been two remodel/addition projects approved.

Variance Request – 742 Conifer:

A variance was requested by the owners for rear setback encroachment of a paver patio for a new construction project. It was noted that neighbors have been notified and NPOA had received one neighbor opposition. Two board members reviewed the new construction site and location of the encroachment. It was brought to the Board's attention that the opposing neighbor believed the encroachment was of a deck, not a paver patio. The Board discussed the rear setback encroachment and decided there would be no negative impact to the opposing neighbor from the patio because it would not be seen.

A motion was made to approve the rear setback encroachment variance of a paver patio for a new construction project. Motion was approved unanimously.

The Board and NPOA reviewed the 15-day notice rule from any variance letter to neighbors. The Board concluded that the time period is too short for neighbors to review a variance request and provide comment to NPOA, the DRC, and the Board. The Board recommended approval to change the policy in the Design Review Guidelines to extend the neighbor comment period from 15 days to 30 days for variance requests.

A motion was made to approve the policy change in the Design Review Guidelines to extend the neighbor comment period from 15 days to 30 days for variance requests. Motion was approved unanimously.

Rule Modification for Hot Tub Screening:

Mr. Stephens and the Board reviewed the re-wording for hot tub screening. It was recommended to amend the Design Review Guidelines with the modification as a rule change which would be published for a 30-day membership review period. The notice to membership will be in the Fall Northstar Living magazine edition.

A motion was made to amend the Design Review Guidelines with the rule modification for hot tub screening. Motion was approved unanimously.

Oversight: Submitted by Geoff Stephens & Henry DeNero

Mr. Stephens and Henry DeNero both noted that the Northstar Fire Department continues to do defensible space work in "the crescent". As soon as the work has been completed, the area will be staked and all parties involved (Mountainside Partners, NCSD, NPOA, Ski Trails Condominium Association, and Vail/Northstar) will meet to walk the area to review and discuss if there will be enough screening from the Ski Trails Condominiums and the ski school zone and development. Other discussions will include but are not limited to the amount of credit of the remaining eight acres of the conservation easement, buffering the south end of the NPOA tennis courts and reconstructing the nature trail, string exactly where the Martis Valley Trail will be, and preparing a Memorandum of Understanding (MOU) to protect perimeter areas. Lastly, there has been no transit agreement reached between The Retreat Association and the Martis Camp Homeowners Association through the Emergency Vehicle Access Gate (EVA).

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

The Retreat – Quitclaim Approval:

Mr. Stephens informed the Board that The Retreat is requesting a “Quitclaim” agreement to use for road maintenance in front of streets which borders on NPOA’s open space a few feet, and is mostly in the right of way. If agreed upon, NPOA would authorize a Board member to sign the agreement and it would be notarized.

A motion was made to approve the “Quitclaim” agreement from The Retreat to use for road maintenance in front of streets which borders on NPOA’s open space a few feet. Motion was approved unanimously and Secretary/Treasurer Brigrance will sign the notarized agreement.

Allied Trustee Services: Non-Judicial Foreclosures:

Mr. Stephens recommended approval from the Board to move forward with the non-judicial foreclosure process with Allied Trustee Services including a pre-lien letter for properties 309 Skidder Trail and 3138 Aspen Grove. It was noted that NPOA has been in contact with the owners of both properties but their 2017 annual dues remain outstanding.

A motion was made to move forward with the non-judicial foreclosure process with Allied Trustee Services including a pre-lien letter for properties 309 Skidder Trail and 3138 Aspen Grove. Motion was approved unanimously.

Memorial Donation – Buechner Family:

Mr. Stephens recommended approval from the Board to accept a donation from the Buechner family of a wooden bear carving in memory of former Board member and friend, Bill Buechner. The wooden bear would be located up the paver pathway before you turn left to the Main Pool.

A motion was made to accept a donation from the Buechner family of a wooden bear carving in memory of former Board member and friend, Bill Buechner. Motion was approved unanimously.

Adult Center Deck Replacement:

Mr. Stephens recommended approval from the Board of \$20,000 to replace and upgrade the Adult Center deck with TREX material. The new material will be installed in-house and is a reserve project.

A motion was made to approve the \$20,000 expenditure to replace and upgrade the Adult Center deck with TREX material including any structural replacement/enhancement. Motion was approved unanimously.

Security Proposal – Fire and Burglary:

Mr. Stephens recommended approval from the Board to switch security companies from California Security to Security Lock & Alarm. Security Lock & Alarm would provide monthly reports and the fees would be similar to the existing company.

A motion was made to terminate security services from California Security and engage services with Security Lock & Alarm for fire and burglary including installing new equipment. Motion was approved unanimously.

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

Board Directive Updates:

- Insurance Value Proposal Update:

An on-site inspection was performed by Johnson, Perkins, & Griffin on June 1st and a report will be provided to NPOA and the Board to review insurance values of the Recreation Center and its amenities.

- Tennis Program:

The tennis program is up and running, and recently hosted the USTA tournament. It was noted by Mr. Stephens that income numbers will be provided to the Board when available, and that NPOA is looking into setting up a tennis line item on the monthly financial statement.

- Reserve Study:

Mr. Stephens noted that the on-site reserve study has been pushed back to September 2017. In the meantime, NPOA staff has been reviewing all reserve components to confirm they are on the study.

- Membership Survey:

The survey was sent out electronically to membership and NPOA has received 300 responses so far. A future email blast will be sent out later in the summer to remind membership to fill out the survey if they haven't already.

Project Updates:

Mr. Stephens informed the Board of project updates which included:

- New Main Pool covers have been installed.
- New Dutch door installed for the Adult Center kitchen.
- In process of installing new exterior lights for all of the buildings.
- Lap pool paver project has been completed.
- Completion of converting the Splash Pad heater to a hydronic boiler system.
- Installation of two new pickleball courts.
- Tennis courts #5-7 have been resurfaced, and courts #8-10 upgrades to begin.
- Main lawn installation and landscape projects have been completed.
- New umbrellas and bases are installed.
- Deli upgrades completed.
- New mats installed in the weight room.
- NPOA parking lot has been crack and slurry sealed, and striped.

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

Mr. Stephens noted that two Board seats are open for this year's election. NPOA has received two candidate applications: John Bowe and former Board member, Mike Plishner. The deadline for applications is July 3rd. NPOA continues to work on staffing for the summer season.

10. G. Copies of Correspondence

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

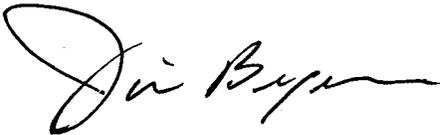
11. Directors Comments:

Director Watters reminded the Board to keep a close eye on the Tahoe Regional Arts Foundation proposed project in regards to objective, traffic concerns, impact to the Northstar area, cost, and the size of the outdoor amphitheater.

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