

northstar property owners association

NPOA Board of Directors Meeting
June 23, 2018
9:00a.m. Adult Center

Executive Session:

There was no Executive Session meeting.

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: John Bowe, Sue Cordonnier, Mike Plishner, and Brian West. Jim Brigance, Al Roth, and Don Watters were present via telephone conference. NPOA staff that was present at the meeting: Geoff Stephens, Tim Fulton, Nancy Barna, and Donielle Summers.

President West welcomed the members of the audience and asked them to introduce themselves. Property owners, Tim Irvine, Mike Milligan, Gene Roeder (also a representative of NTRAC), Paul Schumacher, Cathy Stewart (also a representative of NCSD), and Bob Williamson were present at the meeting.

2. Property Owners Comments:

None at this time.

3. A. Approval of the April 21, 2018 NPOA Board Meeting minutes:

A motion was made to approve the minutes from the April 21, 2018 Board of Directors Meeting. Motion was approved unanimously.

4. B. Community Reports

Northstar Community Services District (NCSD):

Cathy Stewart, NCSD Board President noted that the district continues to be in discussions with the Army Corps of Engineers and the Washoe Tribe to come to an agreement of the Martis Valley Trail section from the wildlife viewing area to the one-mile sign going to Northstar. NCSD continues to work on updates and extensions to the Tompkins Memorial Trail (TMT). NCSD's General Manager, Mike Staudenmayer has been appointed to the Placer County at large seat for capital projects to oversee the transient occupancy tax (TOT) assessment. The Northstar Fire Department has created a new position for a Risk Reduction Chief who will manage the fuels reduction program, burn piles, and will also be a backup to the Northstar Fire Chief, Sean Bailey.

Northstar California/Vail Resorts:

Roger Cordoza, Northstar Food & Beverage Director informed the Board and audience that daily operations of the bike park will begin on June 30th as well as the Downhill Grille at mid-mountain. Tavern 6330' is now open in the Village Thursday through Sunday for lunch and dinner. Northstar California will be introducing a farm stand every Friday which will offer organic fruits and vegetables from the Tahoe Food Hub. Annual summer events will return to

Northstar including the Beerfest, multiple bike races, and the Autumn Food & Wine event. Andy Buckley, Director of Skier Services and the President of the Truckee Trails Foundation informed the Board and audience that Northstar California will be hosting the Free-Ride Festival powered by Interbike from September 14th to 16th.

North Tahoe Regional Advisory Committee (NTRAC):

Mr. Roeder, Chair of NTRAC updated the Board and audience since the last meeting with three items as follows:

- A presentation was made to NTRAC by a Placer County Vector in regards to information about harmful insects to humans including ticks, yellow jackets, and mosquitos.
- The Fanny Bridge project in Tahoe City which was funded by the Federal government is scheduled to be completed in December 2018 but is behind schedule. It was noted to expect traffic delays in that area.
- The Martis Valley West Project which was approved by Placer County in 2016 is currently in a lawsuit. A Placer County Superior Court Judge upheld the lawsuit ruling that there might not be adequate fire protection around the development.

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

Budget & Finance: Submitted by Geoff Stephens

The Board reviewed and discussed the 2018 April and May financials. NPOA continues to be financially healthy and the replacement fund is up to \$2.2 million.

A motion was made to accept the 2018 April and May financials. Motion was approved unanimously.

The Board also discussed if there should be a reversal of \$25,000 from the initial transfer of \$200,000 from the operating account to the reserve account to provide a buffer for possible additional costs during the transition and overlap period of the current and new NPOA General Manager.

A motion was made to reverse \$25,000 from the operating account to the reserve account. Motion was approved unanimously.

Mr. Stephens recommended approval from the Board to start the non-judicial foreclosure process for two accounts which are outstanding with their annual dues.

A motion was made to start the non-judicial foreclosure process for two accounts which are outstanding with their annual dues. Motion was approved unanimously.

Design Review: Submitted by Geoff Stephens

Mr. Stephens informed the Board that since the last board meeting, there have been five in-house/GM approvals, one remodel/addition project and two new house reviews.

Oversight: Submitted by Mike Plishner & Geoff Stephens

Ski Trails Crescent/Conservation Easement:

Mr. Stephens informed the Board that Vail/Northstar and Mountainside Partners are working on preparing documents to be reviewed and recorded for the last parcel of the 47-acre conservation easement by the June 30th deadline which NPOA requested.

The Retreat/EVA Gate:

Vice-President Plishner updated the Board and audience that the first phase administrative proceeding took place in front of a Placer County judge. NPOA received a brief report of the event and are optimistic. A final decision should be made in the next few months.

Martis Valley Trail:

Ms. Stewart discussed the item of the Martis Valley Trail in the NCSD section.

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

Reserve Project Approval – Main Pool Tile & Coping:

Mr. Stephens recommended approval from the Board of the proposed bid of \$43,050 from TNT Custom to replace the tile and coping in the Main Pool. The bid will also include replacing some tile and coping in the covered hot tub.

A motion was made to approve the proposed bid of \$43,050 from TNT Custom to replace the tile and coping in the Main Pool and some tile and coping in the covered hot tub. Motion was approved unanimously.

NPOA/NCSD Dumpster Agreement:

The Board discussed the new dumpster site gate agreement prepared by NPOA and NCSD. The Board asked NPOA to adjust the agreement and note all parties who have access to the dumpster site. The agreed upon groups will be issued access cards to the dumpster gate site only and not to the NPOA Recreation Center. Membership will be informed by an email blast that the dumpster gate will begin operation on Monday, July 30th and can be accessed with a NPOA member or guest card. Operating hours will remain the same from 7a.m. to 8p.m. NPOA and NCSD have been discussing enforcement rules and a compliance violation policy.

A motion was made to approve the new dumpster site gate agreement made by NPOA and NCSD with the adjustment of noting all parties who have access to the dumpster site. Motion was approved unanimously.

2018 Board Election Inspectors:

A motion was made to appoint a representative from McClintock Accountancy, NPOA's new General Manager, Tim Fulton and Administrative Manager, Nancy Barna to be 2018 Election Inspectors. The three representatives will open and tally the votes for the Board election. Motion was approved unanimously.

Street Signs:

Mr. Stephens informed the Board that some of the letters on the Northstar subdivision street signs are starting to fade and peel. NPOA staff plans on replacing some of the letters in the late summer/fall. An update will be brought to the Board and to discuss if full sign replacement is needed.

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

Reserve/Operating Project Updates:

Mr. Stephens informed the Board of reserve/operating projects which have been completed as follows:

- Men's and women's locker replacement.

- New Bear Hut/Children's Activity building.
- Splash Pad resurfacing.
- Paver Project to the tennis center.
- Fitness center forced air heaters installed.
- Splash Pad/Wading Pool chemical room upgrade.
- Seal and striping of the NPOA parking lot, access road, and basketball court.
- Upgraded NPOA parking lot gate program.

Mr. Stephens noted that the Recreation Center Wi-Fi project will begin in the fall and possibly the ADA parking lot access ramp.

Conservation Easement Update:

The update was discussed by Mr. Stephens under the Oversight section.

Employee Handbook Approval:

The Board reviewed and discussed the updated employee handbook which conforms with the new California law changes.

A motion was made to adopt the updated employee handbook. Motion was approved unanimously with a minor revision.

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

Mr. Stephens informed the Board and audience that NPOA continues to look for more lifeguards, activities, and tennis hosts for the summer season. There are new poolside snack shack vendors and operations are going very well so far. NPOA has received three applications for the three open board seats and the deadline is July 2nd.

9. G. Copies of Correspondence

The Board reviewed copies of correspondence received by NPOA since the last Board meeting. Mr. Stephens informed the Board that homeowner, Linda Morris is asking NPOA for additional financial support of \$429.51 for the Weed Warrior catered luncheon which was on May 29, 2018. NPOA had already donated \$1,000 for the event. The Board discussed the request and supports the event.

A motion was made to accept the additional expenditure not to exceed \$500.00 to support the Weed Warrior luncheon which was on May 29, 2018. Motion was approved unanimously.

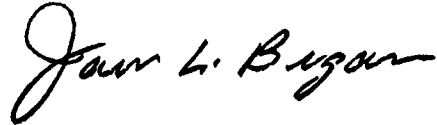
10. Directors Comments:

President West noted that the Tahoe Rim Trail Association and a Public Relations speaker for the new Soaring Ranch development project will both be making a presentation at NPOA's Annual meeting on Saturday, September 1, 2018. Lastly, each Board of Director personally extended their gratitude to NPOA's General Manager, Geoff Stephens who is retiring after 11 years of service.

11. Adjournment

A motion was made to adjourn the regular session of the NPOA Board Meeting at 11:00a.m. Motion carried unanimously.

For NORTHSTAR PROPERTY OWNERS ASSOCIATION,

A handwritten signature in black ink, reading "Jim L. Brigance". The signature is written in a cursive, flowing style.

Jim Brigance
Secretary/Treasurer, NPOA Board of Directors