

northstar property owners association

NPOA Annual Membership Meeting
September 1, 2018
10:00 a.m. Recreation Center

NPOA's General Manager, Tim Fulton called the Annual Membership Meeting of the Northstar Property Owners Association Membership to order at 10:00 a.m. Board members present were John Bowe, Mike Plishner, Don Watters, and Brian West.

The Board directed the Inspectors of Election, McClintock Accountancy, Tim Fulton, and Nancy Barna of NPOA to commence opening and counting of ballots.

NPOA's Board President, Brian West reconvened the Annual Membership Meeting of the Northstar Property Owners Association at 3:04p.m. The Board members present were John Bowe, Jim Brigance, Sue Cordonnier, Mike Plishner, Al Roth, Don Watters, and Brian West. NPOA staff that was present at the meeting: Tim Fulton, Nancy Barna, and Donielle Summers. Approximately 250 members of the association were present at the meeting.

NPOA's Board President, Brian West welcomed the homeowners to the 43rd Annual Meeting. Mr. West informed the audience that NPOA's General Manager, Geoff Stephens retired on July 14, 2018 after 11 years of service. Geoff's hard work and dedication to the Association was much appreciated as well as help recruiting a new General Manager. Mr. West introduced and welcomed NPOA's new General Manager, Tim Fulton.

NPOA's General Manager, Tim Fulton informed the audience that he has been with NPOA for about 2 months and is excited to join the NPOA team and work closely with the Board, various committees, homeowners, and other stakeholders in the community.

Mr. Fulton introduced the four Board candidates running for three positions for this year's election as follows:

- Sue Cordonnier - Incumbent
- Steve Klei
- Peter Morris
- Paul Schumacher

Mr. Fulton introduced the current Board of Directors as follows:

- Brian West – President
- Mike Plishner – Vice President
- Jim Brigance – Secretary/Treasurer
- John Bowe - Director
- Sue Cordonnier - Director
- Al Roth - Director
- Don Watters - Director

The following meeting record includes pertinent speaker information as well as any clarification they provided to the members.

1. President's State of the Association Report: Submitted by Brian West
President West noted that the Association is in good shape. Financials remain healthy and NPOA has solid plans for capital improvement projects to maintain the appearance of the Recreation Center facility. Mr. West updated the audience that the litigation of The Retreat Emergency Vehicle Access Gate (EVA) is on-going but recently there have been favorable decisions to support The Retreat Association's position and to keep the road privatized and the EVA closed. Currently, there have been no transit agreement discussions between The Retreat and the Martis Camp Homeowner Association due to the litigation.
2. NPOA Financial Report: Submitted by Jim Brigance
Jim Brigance, Secretary/Treasurer of the Board informed the audience that NPOA continues to have another year with a balanced budget with no increase to the annual assessment. It was noted that the close of calendar year 2017, NPOA was \$190,000 positive before depreciation. At July 2018, NPOA is around \$167,000 positive bottom line. This year, NPOA has spent \$178,000 in capital improvement projects and currently has deferred \$98,000 to 2019 or further. By the end of the year, the reserve replacement account will be around a healthy \$2.2 million which includes the annual contribution of \$250,000 and an additional \$400,000 of excess cash from the operating account. NPOA plans next year to only contribute \$225,000 to reserves to have expense funds for recruiting and retaining hourly summer staff. Mr. Brigance informed the audience that over the next six years, NPOA has budgeted around \$1.47 million to the reserve replacement account to keep it healthy especially for \$600,000 worth of large capital projects scheduled for 2023. NPOA staff and the Board continue to work on finalizing the 2019 operating and reserve replacement budgets. Lastly, Mr. Brigance highlighted that the new snack shack deli operators have already doubled the amount of revenue from the end of July 2018 compared to the total revenue from last year's summer operations.
3. General Manager Report: Submitted by Tim Fulton
NPOA's General Manager, Tim Fulton informed the audience that he has worked in the Community Association Manager industry for the last 20 years beginning his career in Colorado. In 2007, he relocated from Colorado to Northstar to become the General Manager of Tahoe Mountain Lodging, Northstar Division. Mr. Fulton managed 14 associations in The Village at Northstar and the Mountainside community. In the last two months, he is getting up to speed with NPOA summer operations and operations in general, reviewing association documents, operating and replacement reserve budgets, and financials. He introduced and acknowledged the NPOA staff including the tennis and snack shack vendors.

Mr. Fulton updated the audience of completed reserve 2018 projects as follows:

- New lockers installed in the men's and women's locker rooms.
- New Bear Hut/Children's Activity building.
- 2 new treadmills and 2 new elliptical machines in the gym.
- New paver path from the playground up to the Tennis Pro Shop.
- Some new landscaping and irrigation.

- Replacement of sand filters, pumps, and various pieces of equipment for the pool and hot tubs and in the mechanical rooms.
- The Splash Pad decking was resurfaced.
- New pool furniture.
- Upgrade to the NPOA parking lot kiosk.
- New installation of the software system including cameras for the new NPOA Dumpster Gate location.

An upcoming project this fall will be the new tile and coping for the Main Pool and the Adult Covered Hot Tub as well as replacing all the pool and hot tub grates. This scheduled work will begin the week after Labor Day weekend. The Recreation Center off season hours of 8:00 a.m. - 9:00 p.m. will start on Tuesday, September 4th. The annual fall cleaning will be from October 22nd to October 25th.

Lastly, Mr. Fulton presented plaques to appreciate Board members, Jim Brigance and Brian West for their dedication and contribution to the NPOA Board of Directors and various Committees during many years of service.

4. Soaring Ranch Development: Submitted by Art Chapman & Keith Knopf
Guest speaker, Art Chapman who is the founder and chairman of JMA Ventures, LLC made a presentation to the Board and audience about the new Raley's store that has been approved for development by the Truckee Airport.

Guest speaker, Keith Knopf, Raley's President and Chief Operating Officer presented illustrations to the audience of the store renderings.

Mr. Chapman informed the audience that the development was approved 5 years ago by the Town of Truckee. It was noted that the groundbreaking work of the store development would begin the fall of this year, but the schedule could change due to the ongoing litigation. The scheduled opening of the Raley's store is spring 2020.

5. Tahoe Rim Trail Association: Submitted by Jim Cline
Guest speaker, Jim Cline presented information to the audience on the Tahoe Rim Trail Association.
6. Northstar California/Vail Resorts: Nadia Guerriero, Vice President and General Manager
Ms. Guerriero informed the Board and audience that the 2017-2018 winter season was challenging due to snow making temperatures as well as the lack of snow storms. It was noted that Roger Cardoza is the new Mountain Dining Director and Julie Rust is the new Senior Director of Mountain Operations for Northstar California. The scheduled opening day of winter operations at the resort is November 16, 2018 and closing date on April 14, 2019. Northstar is working on some environmental type upgrades which include eliminating disposable waste. The resort is working on a large overhaul and upgrade to the Summit Smokehouse. This winter season, Northstar will open up a "Hike & Tube" operation at the Village Overlook which will be open weekends and holidays for a family friendly tubing experience. In The Village, construction repair to the waterproof podium deck is taking place which was leaking into the underground parking structure. Also, faulty windows and gutters are being replaced for the Iron Horse Condominium Association. Lastly, Yamakai Fish &

Sushi in the Village has changed its name to The Grille at Sawtooth Ridge with the same operator. Northstar is currently looking for a new tenant for the location where Inxpot used to be.

7. Northstar Fire Department Fuel Reduction:

Fire Awareness: Submitted by Sean Bailey

Northstar Fire Department Chief, Sean Bailey introduced himself and noted that he has been with the Northstar Fire Department since 1996 and was elected Fire Chief in April 2018 after Mark Shadowens retired from the position. Chief Bailey presented to the audience the grim/horrific report of the devastation caused from the 2017 and 2018 wildland fires in California. Chief Bailey highly recommends that ALL homeowners are vigilant in re-evaluating their properties to make sure they are in compliance with defensible space guidelines, and to make any updates to your home to reduce any fire risk. Lastly, membership was encouraged to sign up for NIXLE to receive text notifications from the Northstar Fire Department in regards to fire evacuations, high fire wind warnings, and other fire related notifications. To sign up, text northstar at 888777 and then follow the steps to finish the verification process.

Risk Reduction & Defensible Space: Submitted by Jason Gibeaut

Jason Gibeaut has worked with the Northstar Fire Department for the past 15 years and assumed a new role as the Northstar Community Risk Reduction Division Chief. One of his many responsibilities is to oversee and partake in Defensible Space Guidelines. Mr. Gibeaut is identifying fire risks and educating owners and enforcing the law of defensible space. Upon request by owners, the Northstar Fire Department can inspect properties for defensible space and if the property passes the law required requirements, an owner can receive a defensible space certificate. Lastly, Mr. Gibeaut reminded members to “harden and safen your home” by choosing non-flammable exterior materials, replace your roof if it is a wood shake, cover up vents including eaves and soffits, have double pane windows, and clean debris from roofs and gutters. Full information and booklets can be provided by the Northstar Fire Department.

Fuels Mangement: Submitted by Joe Barron

Joe Barron, Northstar Forester who is licensed in the state of California has been with the department for 10 years. He oversees treating the forest and common area spaces for forest restoration to mitigate fires. Every season, around 500 trees are dropped and 1,500 more trees are being addressed. The department sometimes leaves some trees standing if they are safe for wildlife habitat and diversity. Forester Barron works closely with NPOA, Martis Camp, and other partners which help expand its boundaries for forest restoration. The fire department received a grant from the Army Corps of Engineers for a fuels reduction project to start next year for the next four years. The department continues to plant new trees which will be more resistant to disease. It was noted that this program is for long term management of the forest and encourages all of membership to be educated by reviewing and discussing with the Northstar Fire Department the Fuels Management Program and by being a FireWise community.

8. Northstar Community Service District Update: Submitted by Mike Staudenmayer

NCSD's General Manager, Mike Staudenmayer informed the audience that NCSD has a \$16 million balanced budget with 45 employees. Mr. Staudenmayer noted that only 12% of

available customers have signed up for WaterSmart which is the smart meter software which will send alerts to owners if a water leak is detected. It was highlighted that the new NPOA dumpster gate which both NCSD & NPOA collaborated on is working very well and has drastically reduced abuse. NCSD is working on a new Tompkins Memorial Trail (TMT) extension along Big Springs Drive down to the stop light at Northstar Drive. Another trail connection that NCSD is working on is located at the bottom of Northstar Drive on the Elizabeth Town Trail which leads to the heart of the Martis Valley. NCSD continues to discuss with the Army Corps of Engineers and Washoe Tribe to receive approval to begin the next segment of the Martis Valley Trail (MVT). Unfortunately, no work will begin this fall but hopefully summer of 2019.

9. Weed Warrior Update: Submitted by Linda Morris

Homeowner, Linda Morris thanked NPOA membership and local Northstar service entities including staff from NCSD, Northstar California, and CAMCO who attended the fifth annual weed cleanup day. The cleanup day is always very successful in removing invasive species from focus areas that include but are not limited to Northstar roadways, parking areas, and the condo common areas.

10. Property Owner Comments:

Before any property owner comments were heard, General Manager Fulton informed the audience that Liberty Utilities has planned a power outage from Monday, October 1st to Friday, October 5th with daily outages from 7a.m.–7p.m. on Basque Drive and any side streets which include Skidder Trail, Lodge Pole, Wolf Tree, White Fir, Conifer, Bitterbrush, Whistle Punk, and Tompkins Circle which is located at the end of Basque. NPOA will send a letter prepared by Liberty Utilities to membership by email blast and also by mail of the outage. If you are not signed up to receive email blasts, please contact NPOA to receive the electronic transmission paperwork.

Property owner comments were as follows:

- Some individuals without a member or guest card are piggybacking behind owners/guests at the NPOA Dumpster Gate site as soon as the gate opens.
- The nature trail that starts and ends at the Recreation Center might need some attention and maintenance due to erosion and downed trees.
- Option for membership to attend NPOA Board meetings by phone.

All of these items have been taken into consideration and will be reviewed.

11. Board Election Results: Submitted by Mr. Fulton

Mr. Fulton reported that a total of 555 ballots were received and the required quorum of 10% was easily met this year. The election results for the three directors elected to the Board were: Incumbent, Sue Cordonnier (456 votes), Steve Klei (372 votes), and Paul Schumacher (356 votes). Peter Morris received 242 votes.

12. Adjournment: Concluding the meeting, General Manager Fulton announced that all NPOA members were invited to a reception hosted by NPOA and catered by Smokey's Barbeque here at the Recreation Center, and thanked everyone for attending. Mr. Fulton adjourned the meeting at 5:08p.m.

For NORTHSTAR PROPERTY OWNERS ASSOCIATION,

Susan F. Cordonnier

Sue Cordonnier,
Secretary/Treasurer, NPOA Board of Directors