

northstar property owners association

NPOA Annual Membership Meeting
September 2, 2017
10:00 a.m. Recreation Center

NPOA's General Manager, Geoff Stephens called the Annual Membership Meeting of the Northstar Property Owners Association Membership to order at 10:00 a.m. Board members present were Jim Brigance, Judy Howes, and Brian West. Henry DeNero was present via telephone.

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

NPOA's General Manager, Geoff Stephens reconvened the Annual Membership Meeting of the Northstar Property Owners Association at 3:00p.m. The Board members present were Jim Brigance, Henry DeNero, Judy Howes, Al Roth, and Brian West. Don Watters was not able to attend. NPOA staff that was present at the meeting: Geoff Stephens, Nancy Barna, and Donielle Summers. Approximately 275 members of the association were present at the meeting.

NPOA's General Manager, Geoff Stephens welcomed the homeowners to the 42nd Annual Meeting. Mr. Stephens informed membership that the Green Waste Recycling Center closes on October 1st and NPOA's annual fall cleaning is from October 23rd to the 26th. Mr. Stephens recognized the NPOA staff for their continued dedication and hard work.

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: Brian West

President West noted that Director, Jack Moore had resigned from the Board due to selling his last property part of NPOA, and was no longer eligible to remain on the Board. The Board at the October meeting will fill the vacancy. Mr. West commended Director DeNero (formerly Board President), and Vice-President Howes (formerly Secretary/Treasurer) for their valuable service to the Board. Mr. West introduced this year's two candidates, John Bowe and Mike Plishner. It was noted that the state of the Association is financially in a great shape and NPOA staff continues to be proactive with preventative maintenance, has a risk management plan, and this year reviewed its current insurance plan. It was highlighted that the recreation center looks as good as ever. Mr. West noted that the Retreat Emergency Vehicle Access Gate (EVA) remains closed which is in NPOA's favor, and The Retreat Association and Martis Camp continue to discuss if a transit agreement can be agreed upon.

2. NPOA Financial Report: Jim Brigance

Jim Brigance, Secretary/Treasurer of the Board informed the audience that NPOA for the 10th consecutive year has a balanced budget and is financially "healthy" with no special or annual assessment increases this year or anticipated for 2018. Aged receivables are currently zero. In regards to the reserve budget, staff projected to spend this year \$319,000 and only spent \$207,000 and completed all its projects. NPOA continues to contribute \$250,000 annually to the reserve account. Currently, the reserve account is at \$1.9 million which is almost 100% funded. In the next five years, capital improvement projects are expected to run about \$1.47 million. It was noted that this year the Board directed NPOA staff to have an

insurance replacement study done. The study noted that the recreation center asset replacement cost is \$6.5 million and the association has full coverage. Lastly, Treasurer Brigance highlighted that as of YTD, total recreation center attendance is 64,168 compared to 46,000 in 2016. Guest fees have totaled \$21,000 in revenue, \$6,000 more than in 2016.

3. General Manager Report: Geoff Stephens

NPOA's General Manager, Geoff Stephens updated the audience of completed projects:

- Conversion of tennis court #2 to two pickleball courts. NPOA has now four pickleball courts and it was highlighted that they have been well utilized all summer.
- Resurfacing of tennis courts #5-10, and installation of new chain link fencing on courts #8-10.
- Paver project with hydronics and deck expansion around the Lap Pool.
- Additional landscape projects and the installation of new sod.
- Parking lot was resealed.
- New heaters and covers for the pools and hot tubs.
- Purchase of new fridges and freezers in the Deli.
- Yearly rotation of pool furniture.

Mr. Stephens noted the upcoming projects as follows:

- Convert the Adult Center wood deck to TREX material.
- Remodel one of the chemical rooms.
- Installation of a pedestrian access ramp (ADA) before the entry gates. NPOA is working with Northstar/Vail on this project.
- Purchase of new picnic tables.
- New Bear Hut (Children's Activity) structure.
- Staff is looking into replacing some of the fitness center equipment and lockers in both the men's and women's facilities.

4. Tahoe Regional Arts Foundation: Keith Vogt

Guest speaker, Keith Vogt, President of the Tahoe Regional Arts Foundation presented to the audience and Board the update of "The Stages", the proposed regional arts facility which was first introduced three years ago. The facility would be located on a 17-acre parcel at the Castle Peak parking lot which the foundation has an 80-year lease with Northstar/Vail and EPR (used to be CNL). The arts facility would include a:

- 650 seat theatre
- 150 seat black box theatre (teaching facility)
- 3,500 capacity outdoor amphitheater
- 220 seat banquet room

It was noted by Mr. Vogt that the facility would showcase local artists, festivals and shows would be offered to the public, and would feature opportunities for local school students to use. The arts foundation will be submitting an application with Placer County mid-September 2017. A new website will be available soon for the public to review the facility and studies including the Draft Environmental Impact Report (DEIR).

5. Northstar California/Vail Resorts: Nadia Guerriero, Vice President and General Manager
Ms. Guerriero was appointed Vice President and General Manager of Northstar California on December 5, 2016 but just finished up her 10th year working for the resort serving in various roles prior. Ms. Guerriero highlighted that the resort last winter received a record 709 inches of snow which also led to a staggered summer operation opening but has finished strong. The annual tent sale is occurring this Labor Day Weekend and the annual Autumn Food & Wine festival will take place the following week. It was noted that starting after Labor Day Weekend, the bike and hike park will be open for operations only from Friday through Sunday, and the closing date is October 1st. Some village tenants (Tacos Jalisco, Dorinda's Chocolates, and Simply Tahoe) have left and Northstar is currently looking for replacements before the winter season. Euro Gelato has been reinstated and Yamachai Fish & Sushi Co. has opened for operation. It was noted that winter season passes remain on sale but will rise on September 4th. New for this year will be Platinum Terrain, which Northstar will offer guests to have exclusive access to a specific run combining premium conditions and signature grooming. The First Tracks experience will be returning which offers mountain adventure guides to guests before the lifts open to the public. The mountain table dinners will also be returning this winter season at the Zephyr Lodge. Lastly, Ms. Guerriero noted that the Tough Mudder event did not take place this year due to the amount of snow but is hopeful with its return with one year left on the contract.
6. Northstar Fire Department Update: Mark Shadowens, Fire Chief
Chief Shadowens informed the Board and audience that the Fire Department is aware of all the dead trees throughout the community. The department continues its fuel reduction efforts which included the removal of 420 dead trees and a plan to remove an additional 400 trees in the fall. It was noted that the Fire Department has received around \$160,000 of grant funding for the year, not including additional grants from the district. A grant of \$123,000 is being used for the removal of dead trees and to keep the Green Waste Recycling Center open during the summer and early fall. There were also grants of \$20,000 and \$18,000 to treat 25 acres above the Ski Trails condos and below Highlands View Run and the Ritz Carlton. In the following week, crews will be treating areas around the Northstar/Vail upper parking lot across from the Gold Bend condos. It was noted that the CA SRA fee has been suspended going forward. Lastly, Chief Shadowens noted that there is a crisis to maintain homeowner insurance in California and wildland areas. A few tips to maintain insurance would have your property inspected by the Northstar Fire Department for defensible space and to receive a certificate to provide to the insurance company. Membership was informed if an inspection is requested to be prepared to remove trees for defensible space guidelines. Lastly was to be careful on changing insurance companies because you could be charged higher rates or even dropped by the carrier in the future.
7. Northstar Community Services District Update: Mike Staudenmayer
NCSD's General Manager, Mike Staudenmayer informed the audience that NCSD has a balanced budget and a stable capital operating revenue. NCSD earlier this year appointed a new Board member, Dee Cravens. It was noted that the district has detected over 2,000 leaks this year with the new water meters. Without the new meters, there was on average 60,000 gallons of water lost a week before a leak was detected. The new meters have saved around 120,000,000 gallons of water so far this year and membership is encouraged to sign up for the WaterSmart app with NCSD. The district is currently working on the water aid study to

review if there will be any adjustments to water rates. In terms of roadwork, crews are working on Highlands View Drive and patch repairs in front of the Northstar Fire Station. Grants received from Tesla and Tahoe Mountain Resort Association has allowed NCSD to install universal and Tesla charging stations at the administrative building. Mr. Staudenmayer informed membership that there has been multiple outdoor community abuse of household garbage and other materials not allowed (construction material, couches, beds, etc.) at the dumpster location, and staff is discussing with NPOA to install a gate. NCSD this summer was repairing and rebuilding the Tompkins Memorial Trail (TMT) which had lots of damage from the heavy winter. The district continues working on the NEMPA federal process to receive approval to work on the next phase of the Martis Valley Trail. Hopefully next year with approval, NCSD can connect the trail from the Army Corps of Engineers boundary to the Northstar intercept lots. Mr. Staudenmayer was very pleased with the Middle Martis Project which re-routed the creek to its original alignment which prevented heavy trail damage in the Martis Valley this past winter. Lastly, Mr. Staudenmayer noted that this will be the last annual meeting address to membership from Chief Shadowens who will be retiring at the end of the year. Mr. Staudenmayer highlighted that the Chief was a great colleague and partner to the district for many years of his service.

8. Weed Warrior Update: Linda Morris

Homeowner, Linda Morris thanked everyone who attended the fourth annual Northstar Day on June 12th to remove weeds. Over 50 bags of invasive species were removed throughout eleven different focus areas around the Northstar. Ms. Morris encouraged membership to make their properties a target area and to be pro-active on correctly removing invasive weeds. It was noted that invasive seeds can spread easily and pamphlets would be provided to owners for reference.

9. Property Owner Comments:

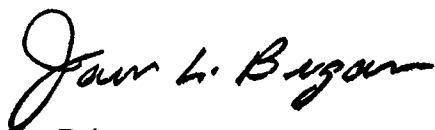
One suggestion was made to consider creating a committee for trail maintenance. Another comment was in regards to the Northstar/Vail employee facility access passes which would be discussed at a future Board meeting.

10. Board Election Results:

Mr. Stephens reported that a total of 609 ballots were received and the required quorum of 10% was easily met this year. Both candidates, John Bowe and Mike Plishner were elected to the Board. Both incumbents (Roth and Watters) were re-elected.

11. Adjournment: Concluding the meeting, General Manager Stephens 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. Stephens adjourned the meeting at 4:27p.m.

For NORTHSTAR PROPERTY OWNERS ASSOCIATION,



Jim Brigance,
Secretary/Treasurer, NPOA Board of Directors