

DRAFT MINUTES

A regular meeting of the Northstar Property Owners Association Board of Directors was called to order at 9:04a.m. by the Board President, Mike Plishner.

I. Roll Call:

The following Board members were present at the meeting: Steve Klei, Mike Plishner, Al Roth, and Paul Schumacher. John Bowe, Sue Cordonnier, and Don Watters were present via telephone conference. NPOA staff that was present at the meeting: Tim Fulton, Nancy Barna, and Donielle Summers.

President Plishner welcomed the members of the audience and asked them to introduce themselves. Property owners Gene Roeder, Cathy Stewart, Brian West, and Bob Williamson were present at the meeting. Northstar Fire Department Forester, Joe Barron was also present.

II. Property Owners Comments:

Mr. West informed the Board that he is in the process of researching bear actions and management due to the increased break in incidents the past few months in the Northstar area. He has been discussing bear issues with the California Fish & Wildlife and local Tahoe bear leagues. Mr. West will bring back a report to the Board at a future Board meeting.

III. Approval of the August 31, 2018 NPOA Board Meeting minutes.

A motion was made to approve the minutes from the August 31, 2018 NPOA Board of Directors Meeting. The motion was seconded and approved unanimously.

Approval of the September 1, 2018 NPOA Annual Membership Meeting minutes.

A motion was made to approve the minutes from the September 1, 2018 NPOA Annual Membership Meeting minutes. The motion was seconded and approved unanimously.

IV. Community Reports

A. Northstar Community Services District (NCSD):

Cathy Stewart, NCSD Board President informed the Board that on-going discussions continue to take place with NCSD, the Army Corps of Engineers, and the Washoe Tribe in regards to the Martis Valley Trail. The district continues to work on its water study report. It was highlighted that the new dumpster gates have been a huge success with stopping illegal dumping of materials and outside abuse.

Northstar Fire Department: Submitted by Joe Barron

Northstar Fire Department Forester, Joe Barron informed the Board that the department continues to re-evaluate the forest especially with the infestation of the bark beetle including root disease in some areas of the soil. The district continues to treat 2,500 acres of

forest in designated focus areas. NPOA continues to work closely with the Northstar Fire Department in regards to reports of dead trees on properties and open space.

B. Northstar California/Vail Resorts:

No representative was present at the meeting.

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

Mr. Roeder updated the Board and audience with two items that NTRAC has been discussing:

Redevelopment of old hotels in Kings Beach into 12-15 single family homes.

NCSD will be hosting a NTRAC meeting either on November 8, 2018 or December 13, 2018.

V. Committee Reports: Update/Discussion/Action

A. Budget & Finance: Submitted by Tim Fulton

The Board reviewed and discussed the 2018 August financials. The Board directed Mr. Fulton to set up an action plan for one property that hasn't paid their 2017 and 2018 late fees. **A motion was made to accept the 2018 August financials with an adjustment to the date on one of the financial headings. The motion was seconded and approved unanimously.**

B. Design Review: Submitted by Tim Fulton

Mr. Fulton provided a list to the Board of current projects that are currently being reviewed or have been approved by the Design Review Committee (DRC) or in-house by NPOA.

C. Oversight:

The Retreat EVA Gate: Submitted by Mike Plishner

Mr. Plishner noted that there is no new news at this time. An update should be provided at the December Board meeting of the ruling from the 2nd phase of the litigation made by the Martis Camp Homeowners Association in regards to the Abutters Rights claim.

Martis Valley Trail:

Discussed in the NCSD section.

VI. Old Business: Update/Discussion/Action

A. Reserve/Operating Project Updates: Submitted by Tim Fulton

Mr. Fulton provided a reserve/operating project update to the Board as follows:

Splash Pad resurface project warranty work completed.

ADA parking lot access ramp to be evaluated in 2019.

Wi-Fi and fiber installation project for upgraded internet service will be re-evaluated along with other IT initiatives as appropriate with the Technology Committee.

Main Pool & Adult Covered hot tub coping, tile, and drain inlet cover replacement projects were completed.

B. Conservation Easement Update:
No additional updates at this time.

C. Street Signs: Submitted by Tim Fulton
NPOA staff will begin to replace letters on the Northstar subdivision street signs. After replacement, staff will review and determine if any signs will need to be fully replaced.

D. Bank Signature Cards: Submitted by Tim Fulton & Nancy Barna
The Board reviewed and discussed the current bank signature cards.

A motion was made as follows:

Bank of the West (all accounts):

Remove James Brigance (Previous NPOA Secretary/Treasurer).

Keep current signers: Tim Fulton (NPOA General Manager), Nancy Barna (NPOA Administrative Manager) and Sue Cordonnier (Current Secretary/Treasurer).

Add Michael Plishner (NPOA Board President).

US Bank:

Remove James Brigance (Previous NPOA Secretary/Treasurer).

Keep current signers: Tim Fulton (NPOA General Manager), Nancy Barna (NPOA Administrative Manager) and Sue Cordonnier (Current NPOA Secretary/Treasurer).

Add Michael Plishner (NPOA Board President).

Plumas Bank:

Remove all current signers with the exception of Nancy Barna (NPOA Administrative Manager).

Add the following signers: Tim Fulton (NPOA General Manager), Michael Plishner (NPOA Board President), Sue Cordonnier (NPOA Secretary/Treasurer) and John Bowe (NPOA Board Member).

The motion was seconded and approved unanimously.

E. Approve Operating Budget 2019: Submitted by Tim Fulton
The Board reviewed and discussed the Operating Budget 2019.

A motion was made to approve the Operating Budget 2019 as submitted. The motion was seconded and approved unanimously.

F. Approve Replacement Reserve Budget 2019:

The Board reviewed and discussed the Replacement Reserve Budget 2019 and the reserve component report.

A motion was made to approve the Replacement Reserve Budget 2019 as submitted. The motion was seconded and approved unanimously.

G. 1776 Grouse Ridge Hot Tub Screening Proposal:

The Board reviewed the hot tub screening proposal for 1776 Grouse Ridge. The Design Review Committee recommended approval of the screening proposal at the last DRC meeting on September 25, 2018.

A motion was made to approve the hot tub screening proposal for 1776 Grouse Ridge. The motion was seconded and approved unanimously.

H. Dial-A-Ride Schedule:

The Board discussed that Northstar/Vail will not provide NPOA a formal Dial-A-Ride agreement for the 2019 season. It was noted that Vail will continue to provide the same level of quality service.

I. Election of Officers:

The following Board members were elected:

President – Mike Plishner

Vice President – John Bowe

Secretary/Treasurer – Sue Cordonnier

Three separate motions were made to: 1. Elect Mike Plishner as the NPOA Board President, 2. Elect John Bowe as the NPOA Board Vice President, 3. Elect Sue Cordonnier as the NPOA Secretary/Treasurer. The motion to elect Mike Plishner as the NPOA Board President was seconded and approved unanimously. The motion to elect John Bowe as the NPOA Vice President was seconded and approved unanimously. The motion to elect Sue Cordonnier as the NPOA Secretary/Treasurer was seconded and approved unanimously.

VII. New Business: Update/Discussion/Action

A. Review & Approve Annual Mailing 2019: Submitted by Tim Fulton

Mr. Fulton recommended approval from the Board of the 2019 Annual Mailing. The Board reviewed the Annual Mailing which includes the budget reserve study, disclosures, recreation center access policy, parking lot policy, design review guidelines, fine schedule, and the internal and alternative dispute resolution procedures (IDR, ADR).

A motion was made to approve the 2019 Annual Mailing. The motion was seconded and approved unanimously.

B. Recreation Center Access Policy:

The Board reviewed the current Recreation Center Access Policy and discussed if there should be an increase of the current \$3.00 entry fee to \$5.00 or higher. Included in the annual mailing is a revised policy with an increased guest fee from \$3 to \$5 for a 30 day comment period. The Board will review and comments and intend to approve the revised policy at the next Board meeting on December 1.

C. Letter Director Paul Schumacher:

The Board reviewed the letter presented by newly elected Board member, Paul Schumacher.

A motion was made to approve the letter presented by newly elected Board member, Paul Schumacher. The motion was seconded and approved unanimously with signatures made by Tim Fulton of NPOA and Board member, Paul Schumacher.

D. Committee Appointments 2019:

Mr. Fulton reviewed and discussed with the Board the updated committee assignments, including new committees developed, as follows:

Audit Committee:

Chair: Sue Cordonnier

Jim Brigance

Don Watters

Budget/Finance Committee:

Chair: Sue Cordonnier
Jim Brigance
John Bowe
Marilyn Forni
Judy Howes
Jim White
Mike Plishner

Personnel Committee:

Chair: Mike Plishner
John Bowe
Sue Cordonnier

Design Review Liaison:

Steve Klei
Paul Schumacher

Oversight Committee:

Chair: Mike Plishner
Henry DeNero
Al Roth
Brian West

Resort Liaison Committee:

Chair: Paul Schumacher
Mike Plishner
Steve Klei

NPOA/Condo Committee:

Chair: Mike Plishner
Jim Kooler
Al Roth

North Tahoe Regional Advisory Committee (NTRAC):

Gene Roeder

Risk Management Committee:

Chair: John Bowe
Paul Schumacher
Steve Klei

Technology Committee:

Chair: Steve Klei
Nathan Stoll

Trails Committee:

Chair: Henry DeNero
Paul Schumacher

Design Review Committee (DRC)
Chair: David Horan (Architect)
Eric Anderson (Architect)
Tony Hardy (Contractor)

A motion was made to approve the current committees as discussed. The motion was seconded and approved unanimously.

A motion was made to reaffirm the current members of the Design Review Committee: David Horan (Architect), Eric Anderson (Architect), and Tony Hardy (Contractor) to serve on the Design Review Committee in 2019. The motion was seconded and approved unanimously.

E. Board Meeting Calendar 2019: Submitted by Tim Fulton

The 2019 Board meeting dates are as follows (all meetings are scheduled on Saturday at 9 a.m. at the NPOA Adult Center unless otherwise noted)

February 16th

April 20th

June 8th

Friday, August 30th @ 1p.m.

Saturday, August 31st @ 3pm on courts #1 & #2 (Annual Membership)

October 12th

December 7th

F. Project Approvals:

No news at this time.

VIII. General Managers Report: Update/Discussion/Action

Mr. Fulton informed the Board that Truckee Delivery has been in discussions with NPOA in connection with using the NPOA facilities on a trial basis for their winter delivery operations. The Board reviewed the recreation center visits for 2019 and past years.

Northstar Fire Department staff and a tree specialist brought in by the fire department recently inspected all trees at the NPOA recreation center. They marked for removal multiple mature trees that have beetle infestation likely weakened due to a root fungus. In addition to one high priority tree already removed, Mr. Fulton recommended the Board approve a proposal from Arevalo Tree Service for \$11,760 to remove the identified trees. **A motion was made and seconded then approved unanimously.**

Mr. Fulton provided an update on many meetings held with vendors and local stakeholders in the last 30 days.

Mr. Fulton included a proposal for board consideration to transition the purchase of natural gas for the recreation center from current retail purchase through Southwest Gas to a third party aggregator for bulk natural gas called Tiger, Inc. He has worked with multiple properties in Colorado and California to transition to this format in order to save associations money on utilities. Upon analysis of past NPOA bills, the first year savings is estimated to be 14%.

A motion was made to approve the Tiger Natural Gas Purchase Agreement. The motion was seconded and approved unanimously.

- IX. Copies of Correspondence
The Board reviewed copies of correspondence received by NPOA since the last Board meeting.
- X. Directors Comments:
No comments at this time.
- XI. Next Board of Directors Meeting Date – Saturday, December 1, 2018 at 9a.m. at the NPOA Adult Center.
- XII. Adjournment
A motion was made to adjourn the regular session of the NPOA Board Meeting at 12:10p.m. Motion carried unanimously.

For NORTHSTAR PROPERTY OWNERS ASSOCIATION,

Sue Cordonnier
Secretary/Treasurer, NPOA Board of Directors