

northstar property owners association

NPOA Board of Directors Meeting
December 2, 2017
9:00a.m. Adult Center

A regular meeting of the Northstar Property Owners Association Board of Directors was called to order at 9:02a.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, Al Roth and Brian West. Don Watters was present via telephone conference. Jim Brigrance was not able to attend. NPOA staff that were 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, Jeann Green (also a representative of NCSD), Judy Howes, Mike Milliken, and Gene Roeder were present at the meeting. Nadia Guerriero, a representative of Northstar California, was also present.

2. Property Owners Comments:
No comments at this time.

3. A. Approval of the October 7, 2017 NPOA Board Meeting minutes:

A motion was made to approve the minutes from the October 7, 2017 Board of Directors Meeting as presented including Vice President Plishner's revisions and President West's proposed revision. Motion was approved unanimously including both revisions.

4. B. Community Reports

Northstar Community Services District (NCSD):

Jeann Green informed the Board and audience since the recent devastating fire storms in Northern and Southern California, NCSD is re-examining their fire management alert system. NCSD is working on getting the NIXEL app which gives updates of fires, severe storm warnings, and heavy traffic information for each county. The district will be setting up neighborhood workshops to prepare and discuss evacuation procedures with residences. NPOA and Northstar/Vail continue to work on public outreach with fire preparedness and evacuation. All local fire departments have been discussing with the Truckee Airport of an area for a fire training building facility. It was noted that Fire Chief, Mark Shadowens will be retiring. A new fire chief will start in mid-December and Chief Shadowens will remain with the fire department until the end of March 2018. It was noted that it is too costly at this time to be able to install a gate at the dumpster location to prevent abuse. NCSD is currently considering installing a trash compactor. Ms. Green noted that Mountainside Partners is for sale. A private school from kindergarten to 4th grade will open where the old NCSD administrative building used to be.

Northstar California/Vail Resorts: Nadia Guerriero

Ms. Guerriero informed the Board and audience that the Northstar California resort opened for winter operations on December 1st with 9 lifts open offering 21 trails, and a terrain park offering 9 features. Noel nights have been moved to Fridays. All Village operations should be open by mid-December. Los Arcos Mexican Grille has replaced Tacos Jalisco. The New Year's Fire and Ice event including fireworks is still planned. Two items that were highlighted were:

- The resort is offering an app for the Dial-a-Ride transportation service. Everyone with a smart phone should be able to download the transportation app to be able to request and manage a shuttle pick-up.
- Platinum Piest is a new premium offering which will be commencing sometime in December. Anyone who has a Platinum day or season pass, or a private lesson will have access to one private run with premium grooming.

North Tahoe Regional Advisory Committee (NTRAC):

NTRAC Vice Chair, Gene Roeder updated the Board and audience with the following:

- The Placer County Planning Commission made a presentation to NTRAC announcing that they have increased staff in the Tahoe region and are consolidating all project plans electronically.
- The transient occupancy tax (TOT) is expected to bring in around \$30 million for 2017. Placer County and the Resort Association continue to discuss who would be overseeing how the money is allocated.

Lastly, Mr. Roeder complimented the new tennis program and the enthusiasm of the new director and his staff.

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

Budget & Finance: Submitted by Geoff Stephens

The Board reviewed and discussed the 2017 September and October financials. The financials continue to be healthy and are tracking as expected. The 2018 annual dues were mailed out to membership November 1st and NPOA has already received \$600,000 in accounts receivables. **A motion was made to accept the 2017 September and October 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 reviews. One project has been given preliminary approval and the other was given final approval. The Design Review Committee also reviewed a conceptual new construction design on Martis Landing.

Oversight: Submitted by Mike Plishner

Ski Trails Crescent/Conservation Easement:

Vice-President Plishner informed the Board and audience that Mountainside Partners and Northstar/Vail continue to discuss which entity will create a draft agreement.

The Retreat:

Vice-President Plishner updated the Board and audience that there are three areas of claims made by the three Martis Camp residents and the homeowner association. One of the claims is the Abutters Rights theory. The judge did throw out this claim by the three owners but was not willing to throw out the claim by the homeowner association because there is a piece of Martis Camp property that does abut with The Retreat. Decisions remain to be seen and no transit agreement has been made.

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

Design Review Rule Change:

Mr. Stephens and the Board reviewed the re-wording for staining requirements for all exposed home foundations, board form concrete, piers, and cement retaining walls. Stain color would be approved by NPOA. Any existing home that has exposed foundations will be required to stain upon any remodel/addition project or sale of the property. 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.

A motion was made to amend the Design Review Guidelines with the rule modification for all exposed foundations, board form concrete, piers, and cement retaining walls to be stained to match the architecture of the home with approval by NPOA. Motion was approved unanimously. The rule change will be published for a 30 day membership review period.

The Board directed Mr. Stephens to send another letter to the owner of the new home at 1776 Grouse Ridge to be able to come to a compromise to have his hot tub screened appropriately and an agreement that if the house is sold, NPOA will require all exposed foundation to be stained.

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

Project Updates:

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

- The Adult Center deck replacement project has been completed.
- The conversion of the Wading Pool heater to hydronic boiler has been completed.
- The Splash Pad/Wading Pool Chemical Room upgrade will take place this winter.
- NPOA is currently in discussions and has received two bids from companies who could provide Wi-Fi service throughout the Recreation Center facility. A recommendation would be brought back to the Board at the February 2018 meeting.

The following projects are being coordinated for 2018 as follows:

- Bear Hut (Children's Activity) replacement building project.
- Forced air heater replacement for the Fitness Center.
- ADA parking lot access ramp installation.
- Fitness center women and men locker replacement project.
- Tennis center and walkway paver project.

2018 Board Meetings:

The Board reviewed and discussed the proposed 2018 Board Meeting dates as follows (all meetings are held at the Adult Center at 9a.m. unless otherwise noted).

- February 3rd
- April 21st
- June 23rd
- August 31st at 1p.m.
- September 1st (Annual Membership Meeting @ 3p.m.)
- October 6th
- December 1st

A motion was made to confirm and accept the 2018 Board meeting dates. Motion was approved unanimously.

Teleconference Board Meetings:

Mr. Stephens discussed with the Board using Freeconference.com to allow up to 1,000 of NPOA's membership to "listen only" to the Board meetings. NPOA would allow membership to call the Administrative office or email to receive a code to allow access to the meeting(s). The Board decided to try the teleconference service on a trial basis for the next few meetings in 2018, and then would review and evaluate the usage reports. The Board directed Mr. Stephens to look into being able to change the access code for every meeting and to review the on-going cost to NPOA.

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

Mr. Stephens reminded any new NPOA Board member to sign the Code of Ethics form. The Recreation Center facility has been winterized for the season. It was noted that the Workers Compensation Claim Audit was completed and payroll was under projections by \$13,000 and NPOA is hopeful to receive a credit or refund in that amount. Lastly, Mr. Stephens informed the Board that the 2018 healthcare insurance for NPOA employees will be the same program with a 5.5% increase. The deductible will rise to \$250.00 per employee and the out of pocket expense went up by \$600.00. The total annual cost of health insurance for all NPOA employees would be in the range of \$88,000.

9. I. Copies of Correspondence

The Board reviewed copies of correspondence received by NPOA since the last Board meeting. President West composed a letter to Northstar California's General Manager, Nadia Guerriero to ask that the resort extend the same discounted ski pass offer to NPOA's membership that the Board is offered. The Board has informed Northstar California that they appreciate the offer but are declining the opportunity to purchase discounted ski passes.

10. Directors Comments:

President West noted that possibly NPOA should look into offering a partial refund to participants involved in the Vail Amenity program as an "interest of fairness" if something occurred out of their control and they were no longer hired by the resort. Other Board members thought the program was fair to all participants without offering a refund policy.

11. Executive Session:

A motion was made to adjourn the meeting to Executive Session at 10:58a.m. to discuss the General Manger and staff reviews, and to receive a personnel update. Motion was carried unanimously.

An Executive Session was called to order at 11:10a.m. by the Board President, Brian West to review and discuss personnel evaluations. The following Board members were present at the Executive Session: John Bowe, Sue Cordonnier, Mike Plishner, Al Roth, and Brian West. Don Watters was present via telephone conference. Jim Brigance was not able to attend.

12. Adjournment

A motion was made to adjourn the Executive Session of the NPOA Board Meeting at 12:15p.m. Motion was carried unanimously.

For NORTHSTAR PROPERTY OWNERS ASSOCIATION,



Jim Brigance
Secretary/Treasurer, NPOA Board of Directors