

The Boulders Condominium Association
Annual Membership Meeting
Minutes
December 3, 2022

I. Call to order (Establish quorum)

President Sheila Greathead called the meeting to order at 9:03 AM.. In addition to Greathead, Board members on the call were Secretary James McKenna, Treasurer Neil Pirrelli and David Gardner. A quorum was established. Vice President Kulwinder Verma did not attend.

Also present were Eric Wicks and Tim Sawyer from CAMCO, recording secretary Judy Friedman, and owners including (per Zoom names provided) Jennifer Reith, Vivian Sumner, John Featherstone, Loreli, Cathy Switzer, Robert McClintock, Peter, Iena Ashley, Jan Graber, John C., Ellen Angvick, Valerie Saito, “phone”, Wendy Low, Jim Dimmock, David Schorow, NLai, Laurie Mecchi, Melissa, and Sid Scott. Because this meeting was open to all owners, there may have been others on the call who did not identify themselves.

II. Introductions

a. Board Members

b. CAMCO Representatives

Greathead introduced the Board and property manager Eric Wicks, from CAMCO.

c. Inspector of Election

Judy Friedman was appointed as Inspector of Election.

III. Election Procedures

a. 2 Seats Open – 2 Year term

IV. Approval of Minutes

a. December 4, 2021 Annual Membership Meeting Minutes.

M/S/C to approve the 2021 Annual Membership Meeting minutes as presented

V. Board Member Reports

On behalf of the Board, Greathead welcomed everyone to today’s meeting. She noted members who have been serving on Committees and given so much time to the Association. Cathy Switzer has helped with overall organization, Kelly Cove has addressed landscaping and is working toward the Firewise Community designation, Jim McKenna chairs Design Review, and Pirelli not only serves as Treasurer, but has worked with Bob McClintock on the investment policy and revisions to the governing document. Greathead thanked Eric Wicks for all the work CAMCO has done this year to streamline operations and efficiencies for the Association.

Greathead noted the maintenance done over the past year, including repairs from last winter’s historic storms.

Looking forward, the Board will be focusing on managing expenses, particularly electricity which was costly. The state is requiring structural inspections of raised decks. That will be addressed, as well as any needed deck repairs and painting.

Dave Gardner reported on the schedule for the completion of the two remaining four-plexes and installation of directional signage. He offered suggestions for some workout equipment that can be

added. There will be one lot remaining. Gardner is waiting to see how sales go before making a decision about that lot. That said, he will be building his home next to McClintock's.

VI. General Discussion

a. Member Comments

Cathy Switzer thanked the Board for all they have accomplished this year. Working with CAMCO has really made a difference.

In response to a question, Gardner said Teichert's portion of the Legacy Trail has been completed. He described the location.

Greathead asked for clarification on snow removal. Wicks said the contractor, Elements, will come out one time every 24 hours when there is at least 6" of snow. If anyone has issues, they should call CAMCO.

Switzer said the trash company is not opening bear bins if they cannot access them because of snow. She explained the bear bin policy, noting an additional bin may be allowed if needed. If owners are experiencing unauthorized use of their trash containers, they should consider locking the bins.

A question was asked about digging out fire hydrants. Wicks said that is not part of Elements' contract. He suggested an "adopt a hydrant" program be set up for owners to dig out hydrants. The Truckee fire department has assured him there is enough water on their trucks to address fires. He offered to see what the fee would be to include clearing snow from fire hydrants to the Elements contract.

VII. Election Results

Friedman reported 115 ballots were received Seven were disqualified because the outer envelope was not signed, so 108 ballots were counted. The two candidates receiving the most votes were Sheila Greathead and John Featherstone.

VIII. Adjournment at 9:30 AM

There being no further business to come before the Association, the meeting adjourned at 9:30 AM.

Respectfully submitted,

Judy Friedman

Recording Secretary

THE PAPER TRAIL SECRETARIAL & BUSINESS SOLUTIONS

**The Boulders Condominium Association
Board Meeting
Minutes
December 3, 2022**

I. Call to order (Establish quorum)

President Sheila Greathead called the meeting to order at 9:40 AM.. In addition to Greathead, Board members on the call were Neil Pirelli, John Featherstone, and David Gardner. A quorum was established. Kulwinder Verma did not attend.

Also present were Eric Wicks and Tim Sawyer from CAMCO, recording secretary Judy Friedman, and owners including (per Zoom names provided) Jennifer Reith, Vivian Sumner, John Featherstone, Loreli, Cathy Switzer, Robert McClintock, Peter, Iena Ashley, Jan Graber, John C., Ellen Angvick, Valerie Saito, “phone”, Wendy Low, Jim Dimmock, David Schorow, NLai, Laurie Mecchi, Melissa, and Sid Scott. Because this meeting was open to all owners, there may have been others on the call who did not identify themselves.

II. Election of Officers

It was moved by Pirelli and seconded by Gardner to appoint Sheila Greathead as President of the Board. Motion carried unanimously.

It was moved by Greathead and seconded by Gardner to appoint Neil Pirelli as Treasurer of the Board. Motion carried unanimously.

It was moved by Greathead and seconded by Featherstone to appoint Kulwinder Verma as Vice-President of the Board. Motion carried unanimously.

It was moved by Greathead and seconded by Pirelli to appoint Featherstone as Secretary of the Board. Motion carried unanimously.

Upcoming Board meetings were scheduled for February 15, 2023, May 17, 2023, August 16, 2023, and November 15, 2023 at 5:00 PM.

III. Adjournment

There being no further business to come before the Association, the meeting adjourned at 9:48 AM.

Respectfully submitted,

Judy Friedman

Recording Secretary

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