

The Boulders Condominium Association
Board Meeting Minutes
May 17, 2023

I. CALL TO ORDER (Establish quorum)

President Sheila Greathead called the meeting to order at 5:09 PM. In addition to Greathead, Board members on the call were Vice President Kulwinder Verma, Secretary John Featherstone, Treasurer Neil Perrelli and David Gardner. A quorum was established.

Also present were Eric Wicks and Tim Sawyer from CAMCO, recording secretary Judy Friedman, and owners including (per Zoom names provided) David Schorowk, James Dimmock, Sid Scott, Eric Seenlenfreund, iPad, iPhone, Joanne Scott, Mercedes Brown, Julie Ebert, Nachi's iPhone, Vivian Sumner, Min, Robert McClintock, NLai, James Dimmock, Roger Skinner, Nina Tarin Alvarez, Wendy Low, Hernando, tsui, Jill Short, Julie Ebert, Arlene Dubin, Jat Verma, Cathy Switzer, and Megan. Because this meeting was open to all owners, there may have been others on the call who did not identify themselves.

II. Approval of Minutes

a. March 1, 2023 Board of Directors meeting

It was moved by Verma and seconded by Featherstone to approve the March 2023 minutes as presented. Motion carried unanimously.

b. April 12, 2023 Board of Directors Executive Session meeting

It was moved by Featherstone and seconded by Perrelli to approve the minutes of the April 2023 meeting as presented. Motion carried unanimously.

III. Management Report

a. Maintenance

i. Inspection of Roofs

Wicks sent a list of ice dam locations to the Board. He has a roofer investigating areas of chronic leaks. In addition, Wicks is reviewing proposals from consultants to assess all aspects of the roofs and make a recommendation. This will help the board develop a plan for how to minimize water intrusion in the future.

ii. Mitigation of Ice Dams

1. Heat Tape Report

2. Gutter Repair Report

Wicks said that in addition to having all gutters inspected, he is getting an electrical contractor to examine the heat tape to identify areas in need of repair.

There is a lot of damage this winter to heat tape and gutters. Getting mitigation work done before next winter depends on the scope of work identified and workers available locally and in Reno. It may be easier to find workers from Sacramento or even the Bay Area, but that that could add to the cost given travel time and the potential need for housing.

iii. 2023 Painting:

1. Decks

Greathead/CAMCO is compiling a list of decks that need to be redone. So far, 10 or 15 have been identified. The next step is to get quotes for the work and schedule it for as soon as possible.

Discussion followed as the schedule for painting and repairing decks was clarified. To make sure specific units are on the list, email Wicks at info@camco.com.

2. Buildings

Greathead said the plan is to paint five single family buildings, the rec center, and three properties on Dolomite, but the timeframe has not been set yet.

iv. Spa Covers

Greathead noted a full set of covers was ordered in January and were to have been delivered in April. Wicks will follow up with Truckee River Pool and Spa.

v. Deck inspections (timing, process)

Wicks described SB 326, state mandated structural inspections for elevated decks. The engineers report will be submitted by the end of summer. Wicks recommended addressing any work as soon as possible, since this is a state-wide mandate and contractors are likely to book quickly.

IV. Old Business

a. Committee Reports

i. Finance Committee

1. Financial Report

2. Loan from Reserves

3. Review and Approve Emergency Snow Removal Special Assessment Resolution

Wicks presented the financial reports as of April 30. He noted account balances. Discussion followed as specific line items and variances were clarified. Given the historic winter, snow removal expenses were higher than anticipated. Three months of contributions to Reserves were deferred and \$425,300 were “borrowed” from Reserves to cover costs.

It was moved by Verma and seconded by Perrelli to approve borrowing \$425,300 from Reserves to cover Operating expenses. Motion carried unanimously.

The Board needs to consider strategies to repay Reserves within 12 months, as required by law. Discussion followed as the options were considered. Greathead presented options for a Special Assessment to cover extraordinary costs.

**It was moved by Featherstone and seconded by Verma to adopt the following resolution:
BOULDERSCONDOMINIUMASSOCIATION RESOLUTION RE: EMERGENCY SPECIAL
ASSESSMENT May 17, 2023**

WHEREAS, Section 5.1 (c) of The Boulders Condominium Association CC&Rs assigns the Board of Directors the power, duty and authority to levy Regular and Special Assessments sufficient to meet the Association’s obligations under the Governing Documents and applicable law,

WHEREAS, Civil Code 5610, and Section 5. 2(d) of The Boulders Condominium Association CC&Rs give the Board the authority to authorize an extraordinary expense and Special Assessment in excess of 5% in an emergency situation when it is necessary to repair or maintain the common interest development or any part of it for which the association is responsible where a threat to personal safety on the property is discovered,

WHEREAS, Civil Code 5610, and Section 5.2(d) of The Boulders Condominium Association CC&Rs give the Board the authority to authorize an extraordinary expense and Special Assessment in excess of 5% in an emergency situation when it is necessary to repair or maintain the common interest development or any part of it for which the association is responsible that could not have been reasonably foreseen by the board in preparing and distributing the annual budget report under Civil Code 5300,

WHEREAS, the amount of snowfall during the winter season 2022/2023 was a record amount, 505” compared to the yearly average of 107.3” over the past 10 years, and deposited up to 10 feet of snow on the condominium roofs,

WHEREAS, the Boulders Condominium Association experienced a record number of ice dams, cornices, stress fractures and stress indicators that required that snow be removed from the roof immediately to minimize and/or avoid harm to structures, property and/or residents,

WHEREAS, the Boulders Condominium Association could not have predicted during the normal budgeting process that the snowfall would reach unprecedented levels and would cause significant potential harm to owners and their property if not removed or addressed, WHEREAS, the Boulders Condominium Association could not have predicted during the normal budgeting process that removal of unprecedented levels of snow would exceed the budget by \$402,932, NOW, THEREFORE BE IT RESOLVED that the Board hereby approves a Special Assessment in the amount of \$2,490 per two-story detached Unit and \$1,992 for all other Units to be collected July 1, 2023, and that notice of the special assessment shall be mailed to the membership within 20 days of today's date. The emergency special assessment shall be due and payable within thirty (30) days after notice of the emergency special assessment is given to owners.

The undersigned certifies that the Board of Directors has adopted the above resolutions in accordance with the provisions of the Corporations Code and the Association's governing documents and directs that this resolution be filed and maintained with the Minutes of the proceedings of the Board of Directors for The Boulders Condominium Association.

By: _____ Association's Secretary

Motion carried unanimously.

ii. Landscaping Committee

1. Landscaping Replacement Chair: Jill Short

There was agreement to appoint Jill Short as Chair of the Landscaping Committee.

2. Landscape expenditure approval process

Greathead suggested approving a flat amount for Committee expenditures, with oversight, rather than having each cost approved.

It was moved by Featherstone and seconded by Verma to allocate \$40,000 from Reserves and \$23,000 from Operating for landscaping, with oversight from Greathead or Perrelli. Motion carried unanimously.

iii. Firewise Committee

1. Firewise Committee Chair: Julie Ebert

There was consensus to appoint Julie Ebert as Chair of the Firewise Committee.

2. Vent modification

Ebert described her involvement in the Firewise Committee in Santa Cruz. One of the items to be addressed is to make sure the vents are properly screened so burning embers cannot get through.

Ebert has the action plan from Debbie and she will follow up with the Landscape Committee and CAMCO on what needs to be done.

3. Building Address Numbers

Ebert will work with the Truckee Firewise coordinator on the appropriate house numbers. She will follow up with Greathead and Wicks on what should be ordered and installed.

iv. Architectural Committee Recommendation

1. 11411 Dolomite #8

Featherstone presented the request to replace the upstairs deck with Trex and panels to replace the picket fence. All work will be paid for by the Owner. Details of the proposal were in the meeting packets. Discussion followed as the materials and colors were clarified. The Board considered options for eventually changing all decks to Trex or something similar. The roofs are identified for replacement in 2029, but replacing decks would be considered as a Reserve item also.

It was moved by Featherstone and seconded by Verma to approve the request for the deck and railing from 11411 Dolomite #8 as presented. If a permit is required, the owner must secure it or written confirmation from contractor that work is done to code and all safety conditions are met. The owner is asked to consult with neighbors on the work to be done and the schedule. Motion carried unanimously.

b. Invoice for 11455 #4 Damage

The owner submitted a request to be reimbursed \$2,200 for interior damage caused by an ice dam. This is the fourth time an ice dam in that location has caused damage. The HOA removed the ice dam as soon as it was reported, but did not get the roof area addressed otherwise. Several owners objected strongly to paying for the damage because it was unfair to other owners who had similar damage and it would set a precedent that was not aligned with the Association CC&R's. The CC&Rs state that interior damage is the owner's responsibility unless there has been gross negligence on the part of the HOA. Discussion followed regarding the options in this instance. It was suggested the owner file a claim with their insurance company. It was agreed the issue of responsibility requires a broader discussion and will be on a future agenda.

It was moved by Gardner and seconded by Perrelli to deny the request for reimbursement.

AYES: Gardner, Perrelli, and Verma

NAYS: Greathead and Featherstone

Motion carried.

V. New Business

a. Rules and Regulations: Revisions

Featherstone and Greathead have sent the final draft to the attorney for review. The document will then be presented to the Board for one final review. It will then be sent to the membership for the 28-day comment period before the Board considers adoption.

b. Special Assessment

See Item IV. A.i.3. above.

VI. Member comments on items not on the agenda

James Dimmock reminded the Board of his proposal regarding Gutter Glove that prevents ice dams. He will submit the information again. Also, in reviewing the manual about installation for the existing heat tape, he believes it was not installed correctly. He shared the manual with Wicks.

Eric Seenenfreund is in the two-story on McClintock. It does not have gutters or heat tape and there is a lot of ice on the walkway. His unit will be part of the inspection Wicks is having done. Gardner explained his decision not to install heat tape and gutters on southwest exposures.

VII. Announce Next Meeting Date

The next Board meeting was scheduled for August 16, 2023 at 5:30 PM.

VIII. Adjournment

At 6:52 PM

Respectfully submitted,

Judy Friedman

Recording Secretary

THE PAPER TRAIL SECRETARIAL & BUSINESS SOLUTIONS