

The Boulders Condominiums
Board Meeting Minutes
August 16, 2023

I. CALL TO ORDER (Establish quorum)

President Sheila Greathead called the meeting to order at 5:32 PM. In addition to Greathead, Board members on the call were Secretary John Featherstone, Treasurer Neil Perrelli and David Gardner. A quorum was established. Vice President Kulwinder Verma was not on the call.

Also present were Eric Wicks and Tim Sawyer from CAMCO, recording secretary Judy Friedman, and owners (per Zoom names provided): Angelina Garefis, Jeff Waldman, Joanne Scott, Melissa's iPhone, Jennifer Reith, Mercedes Brown, Joanne Scott, Jeff Waldman, rgustafson, George's iPhone, Ray Kozak, eric Seelenfreund, linda, Jat Verma, macbook-rs, and Julie Ebert, Nachi. Because this meeting was open to all owners, there may have been others on the call who did not identify themselves.

Greathead added Updated Rules to Old Business.

II. Approval of Minutes

a. May 17, 2023 Board of Directors Meeting

It was moved by Featherstone and seconded by Perrelli to approve the May 17, 2023 Board of Directors meeting. Motion carried unanimously.

b. May 17, 2023 Board of Directors Executive Session Meeting

It was moved by Perrelli and seconded by Featherstone to approve the minutes of the May 17, 2023 Executive Session meeting. Motion carried unanimously.

c. May 25, 2023 Board of Directors Executive Session Meeting

It was moved by Perrelli and seconded by Featherstone to approve the minutes of the May 25, 2023 Executive Session meeting. Motion carried unanimously.

d. June 15, 2023 Board of Directors Executive Session Meeting

It was moved by Perrelli and seconded by Featherstone to approve the minutes of the June 15, 2023 Executive Session meeting. Motion carried unanimously.

e. June 28, 2023 Board of Directors Executive Session Meeting

It was moved by Perrelli and seconded by Featherstone to approve the minutes of the June 28, 2023 Executive Session meeting. Motion carried unanimously.

f. July 19, 2023 Board of Directors Executive Session Meeting

It was moved by Perrelli and seconded by Featherstone to approve the minutes of the June 19, 2023 Executive Session meeting. Motion carried unanimously.

III. Member Comments on Items not on the Agenda

Ray Kozak hopes to hear the status of the HOA management company tonight. He asked how many claims were made for structural issues from last winter and the costs. Kozak encouraged projects are done properly. For example, last time his deck was painted, it peeled almost immediately. He has dry rot on his building and deck.

Eric Seelenfreund lives on McClintock. He does not have gutters or heat tape that could be reducing impacts on walkways. As a result, the walkways are icy and are hazardous. Those on McClintock should have the same amenities as other areas.

Angelia Garefis said it seems like finding a contractor to do all the decks is taking a long time. She asked if owners can be reimbursed for getting the work done themselves.

IV. Management Report

a. Maintenance

i. Inspection of Roofs

Wicks reported the Board approved a contract for a complete inspection of the roofs, including the locations of gutters and heat tape. The contractor will make recommendations for design upgrades and make sure there is adequate power for the heat tape. The inspections should begin August 22 and the Board will get a full report and proposal. Having an overall plan in place will inform the Board decision.

ii. Gutters and Heat tape

Wicks noted Greathead's email to the membership about plans for this year. There were several areas where gutters and heat tape were damaged this winter. The report being submitted will make sure the gutters and heat tape over walkways will be maintained with adequate drainage or a drip line that ends in landscaping. Areas that were not damaged will remain in place.

Greathead explained the reason the Board approved the contract is that the report may show that the roof design is the problem, not necessarily heat tape and gutters. The attorney approved this strategy and reminded the Board of its fiduciary responsibility. It may be unwise to put money into a heat tape and gutter system, when really there are other components to be considered. Lastly, it seems the heat tape is protecting the gutters, but does not protect against ice dams.

Jat Verma asked where the funds would come from if the roofs need to be redesigned. Greathead said the funds would come from Reserves.

iii. Painting

1. Buildings

Greathead reported all buildings have been addressed, except the Rec Center, which will be done in October. Painted buildings are on a five-year cycle and stained buildings are on a three-year cycle. A plan for the buildings and decks is being developed.

Greathead said the painter has told her of rude comments from owners to his workers. At this point, he is not willing to come back next year. This is not a good reputation for The Boulders to be getting.

2. Decks

Greathead noted the decks that weathered the worst are those that were painted. The Board is considering sanding and staining those decks rather than to continually repaint them. Using Trex or another synthetic product is also being considered. An owner did that and it cost him approximately \$16,000. Given 100 decks, that would be cost of approximately \$1.6 million. If that is the option selected, it could be paid from Reserves or a Special Assessment. There are some decks that need to be addressed sooner rather than later.

Discussion followed as the pros and cons of painting versus sanding and staining decks were considered.

It was moved by Featherstone and seconded by Perrelli to proceed with repairs of decks and sanding and staining those in most need as soon as can be arranged. Motion carried unanimously.

iv. Spa Covers

Greathead noted the spa covers were ordered from Truckee Pool and Supply in January. In May she was told they were on the truck, but then they were damaged. The replacements are still on back order and hopefully will be delivered by winter. Also, a new pump for the jets is on order.

v. SB 326 Deck Inspections

Wicks reported the required deck inspections have been completed and the report came back with no immediate issues to be addressed. The report identified around 16 items that need repairs, including split boards. Those repairs will be scheduled.

V. Old Business

a. Committee Reports

i. Finance Committee

1. Financial Report

Perrelli presented the financial reports. Owners are paying the Special Assessment and the loan from Reserves is being repaid. Delinquencies are down. Perrelli said most of the investments are being moved into treasuries.

Wicks is sending out another round of statements to those who have not paid the Assessment.

AGENDA ADDITION: UPDATED RULES

Featherstone noted the updated CC&Rs that were adopted by the membership. He and Greathead have worked with the attorney to update the Rules and Regulations to be consistent. The document went to the membership for the required comment period. Ten comments were received and considered as the final version was drafted.

It was moved by Featherstone and seconded by Perrelli to adopt the Rules and Regulations dated August 16, 2023. Motion carried unanimously.

ii. Firewise Committee

1. Firewise Committee Chair: Julie Ebert

2. Vote on Grant Money

Ebert met with Pat Leach from the Nevada County Firesafe Council to walk the complex and develop a list of recommendations. Our main focus is to make sure any new landscaping is appropriate. Also that existing trees are limbed and no branches are touching roofs.

Ebert noted the defensible space work done a few years ago on the property adjacent to the railroad. That vegetation is growing back and the area needs to be treated again. There could be a Nevada County Firesafe Council grant available for that and Leach suggested the Boulders Board submit a request for funds. Leech will help with the wording. Ebert will see if a match is needed for the grant.

Ebert will drive around some other Firesafe communities to see what they have done and reach out to Truckee Fire Department for more ideas. She is also investigating options for reflective numbers on buildings that are affordable and durable.

Gardner agreed there are some areas to be addressed near the railroad tracks. Featherstone noted trees that have not recovered from winter storms. Greathead will follow up with Jill to see if the Landscaping Committee is looking at that.

b. Monument Sign and Correction of Street Sign Update

Gardner said going through the permitting process with the Town has been very frustrating. He has made the second submittal including all elevations and site plans for the monument sign. He is just waiting to hear back from the Town. The other two signs will be repaired.

VI. New Business

a. Boulders Meet and Greet Proposal: Arlene Dubin and Liz Brown

This item was tabled.

b. Update on Management Change

Greathead said that as of September 1, CAMCO will continue to provide some maintenance support and administrative help with payments and billings. Beginning September 1, the management of contractors will temporarily transition to the HOA. Repairs can be requested at bouldersmaintenance@yahoo.com. Greathead is looking for a temporary property manager.

As a long term strategy, Greathead is talking to larger management companies that may be able to provide a half- or full-time onsite property manager. When a contract has been signed, she will advise the membership.

c. Parking Violations

Greathead said one of the priorities for a new management company is addressing parking violations. The new CC&Rs did not change parking; they merely changed who makes decisions about who parks where. She is getting frustrated with violators in general and particularly those who park boats and trailers in front of no parking signs.

d. Board of Directors Election in December

Greathead said there are three Board seats available in this year's election. She will send out the call for nominations on September 1. Greathead encouraged everyone to serve the organization by joining the Board.

VII Announce Change in Next Meeting Date

The next Board meeting was scheduled for November 1, 2023.

Featherstone thanked Greathead for stepping up to handle so many issues.

Jat Verma asked about solving some issues with guests and renters around the pool and in other areas. Equipment is betting broken. Greathead noted there is no officer on duty. Anyone can email her with enforcement ideas. Wicks said if there are issues from short-term renters, the Town has a hotline number. If an owner gets too many complaints, their rental permit may be revoked.

Angelia Garefis asked if people can ask questions during meetings using the "chat" feature. Greathead noted the challenges with keeping the meeting on track, accepting homeowner comment, and monitoring the chat. She appreciates that there are varying opinions. Owners can email the Board at any time. Featherstone and Greathead will consider some options to allow for more owner comment while keeping the meetings on track.

VIII. Adjournment

There being no further business to come before the Board, this portion of the meeting adjourned at 6:44 PM

Respectfully submitted,

Judy Friedman

Recording Secretary

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