Associa Sierra North

10509 Professional Circle, Suite 200, Reno, NV 89521 | 775.626.7333
Sparks | South Lake Tahoe, CA
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THE BOULDERS CONDOMINIUM ASSOCIATION

ANNUAL MEMBERSHIP MEETING
SATURDAY, DECEMBER 6TH, 2025 AT 9:00 AM
HELD VIA ZOOM:
https://zoom.us/j/92170962902
MEETING ID: 921 7096 290 PASSCODE: 123456

DIAL IN BY PHONE: (669) 444-9171

NOTICE & AGENDA

Please note that the Board may act on any of the following items:

1. **CALL TO ORDER, BOARD INTRODUCTIONS, ROLL CALL, AND DETERMINATION OF QUORUM:** The Association will audio record the meeting. A homeowner may record on audiotape or any other means of sound reproduction a meeting of the homeowners if the homeowner, before recording the meeting, provides notice of intent to record the meeting to the other homeowners who attend the meeting.

2. **RECOGNITION**

3. **PROGRESS IN 2025 – PLANS FOR 2026**

4. **2026 INSURANCE UPDATE**

5. **APPROVAL OF ANNUAL MINUTES – 12.07.2024**

6. **ELECTION RESULTS**
   - Introduce Inspector of Elections
   - Open Ballots
   - 4 open seats (2-year terms)

7. **HOMEOWNER FORUM**
   Owners have the right to speak to the Board. This period is devoted to comments from property owners and discussion of those comments related to items regarding the Association. Please note that the Board has the authority to limit the time for individual comments. A time limit of two (2) minutes has been allotted per individual. No individual can give away their allotted time to expand another individual's time.

8. **ADJOURN TO ORGANIZATIONAL MEETING**

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ORGANIZATIONAL BOARD MEETING AGENDA
(DIRECTLY FOLLOWING THE ANNUAL MEETING)

1. **CALL TO ORDER, BOARD INTRODUCTIONS, ROLL CALL, AND DETERMINATION OF QUORUM:** The Association will audio record the meeting. A homeowner may record on audiotape or any other means of sound reproduction a meeting of the homeowners if the homeowner, before recording the meeting, provides notice of intent to record the meeting to the other homeowners who attend the meeting.

2. **SELECTION OF OFFICERS – ASSIGNMENT OF TITLES**

3. **2026 BOARD MEETING CALENDAR**

4. **ADJOURNMENT**

ADDITIONAL BOARD MEETING DISCLOSURES:
The purpose of this notice/agenda is to inform you of the date, time, place, and action items of the upcoming scheduled meeting of the Board of Directors. This meeting will be recorded. Draft minutes of this meeting will be available within 30 days after the meeting date. The agenda may be revised up to 72 hours prior to the date of the meeting and at Board discretion. Minutes, as well as any updated versions of this agenda, together with other important HOA information are posted on the website at www.townsq.io. A copy of the audio recording, the minutes or a summary of the minutes of the meeting shall be provided to the unit's owner upon request, in electronic format at no charge to the unit's owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter.

MINUTES: Only the substance of matters proposed, discussed, or decided at the meeting are included in the minutes (they are not presented verbatim). The substance of remarks made by any unit's owner who addresses the Executive Board at the meeting must be included if the unit's owner requests that the minutes reflect their remarks or, if the unit's owner has prepared written remarks, a copy of their prepared remarks if the unit's owner submits a copy for inclusion. The Executive Board may establish reasonable limitations on materials, remarks, or other information to be included in the minutes of its meetings.

A unit's owner may record a meeting of the Board (except Executive Sessions) if the unit's owner, before recording the meeting, provides notice of their intent to record the meeting to all present. An Executive Session of the Board may be held prior to, or after, the Board meeting to discuss CC&R violations and attorney client privilege matters.

The Boulders Condominium Association
Annual Meeting Minutes
December 7, 2024

1. CALL TO ORDER, BOARD INTRODUCTIONS, ROLL CALL, AND DETERMINATION OF QUORUM

President Sheila Greathead called the meeting to order via Zoom at 9:00 AM. In addition to Greathead, Board members on the call were Vice President James Schwartz, Treasurer Neil Perrelli, and John Featherstone. A quorum was established. Glen Rothell was not present. Christine Romo-Munday was appointed during the meeting.

Also present was Erika Lydon and Justin Harkey from Associa, Todd Wold, and about 40 owners including (per Zoom names provided) Jen Murphy, Vivian Summer, dtglo, Allison Whitney, Nachi, L. McHenry, Steve Grana, Teresina Wong, Christine, Jean Elliot, Pat DeClark, Wendy, Angelina's iPhone, NLai, Cathy Switzer, Larry's iPad, John C, John/Blythe Van de Ven, Julie Ebert, Arlene Dubin, Berry, Jan Verma, Vera De Ferrari, MonDavi Schorow, Allison Whitney Coleman, Christina,
Marc Loomis, Mercedes, Ellen Angvick, Barry, Lily, Liz Brown, Melissa, Loreli, Kully, Don Silcox, and Julie Ebert. There may have been others on the call who did not identify themselves.

2. RECOGNITION

Greathead introduced Justin Harkey, Associa's new Community Manager for The Boulders.

Greathead thanked the chairs and members of each Committee, including Firewise, Architectural Review, and Finance. In addition, Cathy Switzer keeps the website up-to-date and Todd Wold is doing a great job at responding to maintenance requests submitted on Town Square.

Greathead thanked each Board member, noting the work they do for the community.

3. PROGRESS IN 2024 – PLANS FOR 2025

Today's is Greathead's last meeting as a Board member. Perrelli reflected on the work she has done over the past several years. Greathead's leadership has kept the Association moving forward through some challenging issues and transitions. On behalf of the Board and membership, Perrelli appreciated her commitment and contributions.

Perrelli reviewed the projects done over the past year. All decks have been repaired and primered and all but 12 were painted. The gutters and heat tape are being repaired and replaced as needed. The associated electrical panels also need to be addressed. That work will resume in the spring. The stucco and siding will continue when weather permits in the spring.

Also on the list in 2025 is continued prioritization of roofs, decks, gutters and heat tape, and painting. Work will continue on recommendations from the Firewise Committee including ground cover and protecting areas under decks from embers in the event of a fire.

Perrelli is investigating options for security cameras.

4. 2025 INSURANCE

Perelli reviewed the insurance situation, noting the non-renewal because the property's value is now over $100 million. He explained the investigation done and the policies that were secured. Greathead added that the good news is that there is coverage, but it is costing three-times what the previous premium was. A Special Assessment will be needed to cover the difference. Owners will receive more information about that when more is known. Discussion followed as the coverages and premiums were clarified.

DRAFT

5. ELECTION RESULTS

Greathead reported there was only one candidate for the two Board seats available. Christine Romo-Munday was appointed by acclamation. Two additional applications were received after the deadline and the Board will appoint the second seat.

6. HOMEOWNER FORUM

Greathead and Perrelli answered questions about the anticipated assessment, saying it will be over and above the 20% dues increase and will be due monthly. The amounts are being finalized. The assessment will help address the insurance increase, but the dues increase is because most other line items in the budget are going up, including utilities, maintenance, and unforeseen issues such as the need to address the electrical panels. More information on amounts was sent to owners and is available on Town Square.

A question was asked about the sign. Greathead said Dave Gardner is working on that and hopefully it will be installed in the spring.

Angelina noted her deck was painted but is bubbling and peeling. She will submit a ticket on Town Square. Greathead noted the painter warrantied the work was warrantied. Angelina also submitted a ticket regarding the edging around the hot tub. Wold will check it out. Perelli will send Angelina the links to the security cameras he is considering.

Earlier in the meeting, it was noted that rocks will replace the tam bark ground cover. It could be a costly project as the tam bark needs to be pulled out, but necessary as part of the defensible space work.

Christine put in a ticket on Town Square that shows as “closed” but her deck and front stairs still need to be addressed. Harkey is documenting the list of requests and promised a better job in keeping tickets open as necessary.

A brief discussion followed regarding the insurance situation and what might be anticipated throughout the state in general and in this area in particular. One of the costlier coverages is specific to wild fire. The group considered other cost-cutting strategies that could impact the overall dues increase. For example, if all owners would provide email addresses and opt-in to receiving electronic communications, the cost of printing and mailing may be reduced.

Don Silcox thanked Greathead and all Board members for their good work. He asked about incentivizing owners to change their decks from wood to Trex.

Firewise Committee Chair Julie Ebert said the three-year Firewise Action Plan will be posted on the website. She has been working closely with Truckee Fire to develop it. A new state law requires fire safety inspection when a home sells. A recent sale required the 5’ Zone Zero ordinance to be enforced. Also, there is a preference for Trex over wood decking.

7. ADJOURN TO ORGANIZATIONAL MEETING

There being no additional business to come before the membership, this portion of the meeting adjourned at 10:06 AM.

Respectfully submitted,
Judy Friedman
Recording Secretary
THE PAPER TRAIL SECRETARIAL & BUSINESS SOLUTIONS

DRAFT

The Boulders Condominium Association
Organizational Board Meeting Minutes
December 7, 2024

1. CALL TO ORDER, BOARD INTRODUCTIONS, ROLL CALL, AND DETERMINATION OF QUORUM

James Schwartz called the meeting to order via Zoom at 10:07 AM. Board members on the call were Vice President James Schwartz, Treasurer Neil Perrelli, and Christine Romo-Munday. A quorum was established.

Also present was Erika Lydon and Justin Harkey from Associa, Todd Wold, and several owners.

2. SELECTION OF OFFICERS – ASSIGNMENT OF TITLES

It was noted that Sheila Greathead and John Featherstone are no longer serving on the Board. They were both thanked for their work on behalf of the Association.

It was moved by Schwartz and seconded by Romo-Munday to appoint Neil Perrelli as President of the Association. Motion carried unanimously.

It was moved by Perrelli and seconded by Schwarts to appoint Romo-Munday as Treasurer of the Association. Motion carried unanimously.

It was moved by Perrelli and seconded by Romo-Munday as Vice-President of the Association. Motion carried unanimously.

3. 2025 BOARD MEETING CALENDAR

January 13, 2025 at 4pm
February 10, 2025 at 4pm
May 12, 2025 at 4pm
August 11, 2025 at 4pm
November 10, 2025 at 4pm
December 6, 2025 Annual Meeting

Harkey has received the insurance information and should be able to provide Evident of Insurance for owners next week.

4. ADJOURNMENT

There being no additional business to come before the Board, the meeting adjourned at 10:18 AM.

Respectfully submitted,
Judy Friedman
Recording Secretary
THE PAPER TRAIL SECRETARIAL & BUSINESS SOLUTIONS

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