

A regular meeting of the Northstar Property Owners Association Board of Directors was called to order at 9:07a.m. by the Board President, Dick Paterson.

1. Roll Call:

The following Board members were present at the meeting including Dick Paterson, Larry Danto, Bill Buechner, John Gingerich, and Mike Plishner. Bill Ireton and Dennis Mulloy were absent.

President Dick Paterson welcomed the members of the audience and asked them to introduce themselves.

2. Property Owners Comments: None at this time for items not on the agenda.

3. A. Approval of the February 7, 2009 NPOA Board Meeting minutes.

A motion was made to approve the minutes from the April 18, 2009 Board of Directors meeting. Motion carried unanimously.

4. Community Reports

Northstar-at-Tahoe – Introduction of Christopher Ryman

Christopher Ryman, Boothcreek's President and Chief Operating Officer, thanked the Board for inviting him to the meeting and also stated that he would like to create an open, transparent relationship with NPOA and its members. Chris suggested the scheduling of a follow-up meeting in order to sit together and get to know each other. The final goal would be to develop one strategic plan and process as Northstar is one community and should have one vision with common goals and projects.

NCSD – Mike Staudemayer

NCSD found a temporary alternate location for the NPOA dumpsters near Lot 12 and the Pine Needle Debris Recycling Area. The project's cost is estimated at \$330,000 - \$350,000. Boothcreek has offered \$75,000 for this project that will be combined with current funds from solid waste fund of approximately \$150,000. NCSD will budget the difference from their operating account and therefore will not have to implement a user impact fee to complete the project. The design is approximately 75% complete. The grading for the project must be completed by October 15th and the entire project will be completed before the winter season. The NPOA Board would like to thank NCSD and Boothcreek for their efforts to help with the dumpster solution.

5. Presentations

Martis Valley Regional Trail System: Mike Staudenmayer

The regional trail system will be 10 feet wide and ADA accessible. The trail will also have dirt shoulders for those wishing to run "off-pavement". The purpose of the trail regional trail system is to connect the Lake Tahoe North Shore, Truckee and Northstar areas. Seventy-five percent (75%) of the community surveyed responded positively that "yes"

they wanted the Martis Valley Regional Trail Project. Approximately \$150,000 has been spent on the trail project.

Northstar Fire Department/Defensible Space: Joe Barron

The 2009 field season for NPOA will consist of three different projects that will benefit NPOA's "Open Common Space" land into the following: 1) compliance project work as per Northstar Ordinance 4-00, 2) regeneration and establishment of new trees project and 3) forest health and improvement projects. Funding for these projects will be from the NPOA compliance dollars, the EQUIP funding, Measure E and from the Supplemental Environmental Project (SEP). Twelve parcels, totaling 26.33 acres will be completed as compliance work as per the Northstar Ordinance 4-00. Three separate locations, totaling 9.42 acres will involve the regeneration and establishment of new trees project work. Two separate locations, totaling 95.48 acres (86 acres over five years), will be to help improve forest health and other improvement projects. Hopefully this is the last year that NPOA has to budget in order to make the common area property in compliance with the local fire ordinance. Measure E funding should takeover after this year and NPOA's common property will be in compliance.

Tour De Nez: Heath Nielson & Nadia Guerriero

The Tour De Nez cycling event has been reduced to a one day event this year at Northstar. The scheduled race start time is 11:00am on Saturday, June 20 and should end by 7:00pm. The following roads and areas will be affected during the duration of the event: Northstar Drive, Currant Drive, Gondola Way in the Village, North Village Drive, the Village View Parking Lot and Lower Paid Parking Lots as well as the Loading Dock and the Valet Parking Lots. Big Springs drive between Northstar Drive and Martis Landing will be closed for the entire duration of the race. Homeowners and guests will be able to access Martis Landing via Highlands View Road and through the EVA Gate which will remain open for this purpose. There will be one lane open for travel on Big Springs Road to Martis Landing at all times throughout the day. The closing ceremonies will be taking place in the Northstar Village from 7:30pm – 9:00pm. The event schedule and tentative road closure schedule will be posted on Northstar-at-Tahoe's website.

6. B. Committee Reports

Audit, Budget and Finance Committee: John Gingerich

The 2008 Audit Report was distributed to membership as required by California law. The report shows that NPOA's financials are + 60,000 and therefore great progress has been made with cleaning up the cash flow problem.

Geoff Stephens informed the Board that there are still approximately 37 accounts with a balance due compared to 61 accounts in April. The total outstanding balance is \$23,894. Upon review of April's financial statements, NPOA is financially healthy and expenses are tracking as expected.

A motion was made to approve the April 2009 financial statements. Motion was carried unanimously.

Design Review Committee: Larry Danto & Geoff Stephens

The Design Review Guideline update is moving slower than anticipated. After discussions with the DRC members and the consultant, Scott Ryan, it was concluded that the next step

is to have a mid-week workshop that would include not only the DRC members but our consultant and any available board members. The anticipated cost would be \$1,500 for the committee members to prepare for and actively participate in the workshop.

Oversight Committee: Mike Plishner

The draft of the amendment to the Gate Management Agreement has been completed but still needs to be finalized. Geoff Stephens met with Booth Creek to discuss the logistics for the June Tour de Nez road closures and Booth Creek provided good information for this year's event.

Long Range Planning Committee: Richard Paterson

No report.

Personnel Committee: Richard Paterson

No report.

Noise Committee: Geoff Stephens for Dennis Mulloy

The May 28th sound test for the movie was postponed due to inclement weather and therefore was rescheduled for June 4th. More tests need to be conducted where the village stage is located and where the Gondola building is located. Perhaps the speaker locations need adjusting or wireless headsets could be handed out to the patrons.

North Tahoe Regional Municipal Advisory Committee: Brian West

Brian West was appointed by Jennifer Montgomery to the Municipal Advisory Committee (MAC) in order to represent Northstar within the North Tahoe region. Brian is one of nine (9) members that make up the North Tahoe Municipal Advisory Committee. Brian attended the April 9, 2009 regularly scheduled meeting and reported that the first item on the agenda involved allocation and usage of park impact fees. The final vote rendered a decision that Placer County park fees remain in Placer County. The second item on the agenda involved a presentation regarding a proposal to increase TART rates. The third presentation to the NTRAC involved the Placer County Housing Element Update.

7. C. Old Business: Discussion/Action

Access System:

Geoff Stephens suggested that more discussion needs to take place in order to clarify the number of family members allowed on the photo data base, the maximum number of members/guests allowed per property per day before an access fee is charged as well as the access fee dollar amount to be charged per guest that is unaccompanied by a homeowner. Staff recommends that any changes to the access policy be noticed and voted on by membership.

A motion was made to change the access policy and system to allow for: a maximum of 14 individuals on each property account, a maximum of 10 individuals per property per day, a \$2.00 per guest access fee be charged if unaccompanied by a homeowner, the issuance of 2 homeowner RFID cards and 2 guest RFID cards per property. Motion was approved unanimously.

Mandated Bylaws:

The mandated changes to the Bylaws require a 30-day notice and can be included with the Board election packets. NPOA's Bylaws allow for all mandated changes be approved by the Board of Directors and do not require a membership vote.

A motion was made to notice the mandated Bylaws to membership. Motion was approved unanimously.

Reserve Purchase:

During the installation of the new gym flooring, it was brought to the Association's attention that our abdominal machine was out dated and actually not safe. Staff recommends purchasing a basic abdominal bench for \$1,207.55.

A motion was made to purchase a manual abdominal crunch machine for \$1,207.55. Motion passed unanimously.

Timilick Golf Club Amenity Request:

As directed by the NPOA Board, Geoff Stephens met with Matt Anderson, the director of Golf for the Timilick Golf Club, to discuss his request for amenity privileges once again and an agreement was reached. All NPOA members and their family may golf at the Timilick Golf Course for \$80.00 and guests for \$125.00. NPOA will accept up to 20 Timilick property owners to use the NPOA amenities for a yearly charge of \$1,000.00. Black out dates will occur for each amenity. NPOA will black out July 4th and Labor Day weekends and Timilick will black out holidays and weekend days before 11:00am for green reservations. This agreement will be for one year and evaluated at the end of its term.

8. D. New Business: Discussion/Action

CC&Rs and Design Review Rules & Regulations Update:

Director Plishner and Geoff Stephens are reviewing the latest draft of the CC&Rs completed by Curt Sproul and will bring a review draft to the board later this summer. Staff recommends that the CC&Rs and Design Review Rules & Regulations be noticed to the membership and voted on in the late fall, after the Annual Election.

9. E. General Manager's Report: Discussion/Action

Monthly Financials & Logs – The Board reviewed the monthly financials, bank statements and also the Recreation Center utilization information/charts as well as the Association's Violation Logs.

General Updates – The Annual Election and Candidate deadline for this year is July 1, 2009. Staff recommends the Record Date for Voting be on August 14, 2009 (not more than 60 days before the election date). The McClintock Accountancy, Geoff Stephens and Nancy Barna were appointed to be the Inspectors for the election.

A motion was made to make August 14, 2009 the Record Date for Voting and to make the McClintock Accountancy, Geoff Stephens and Nancy Barna the Administrators. Motion passed unanimously.

10. G. Copies of Correspondence

The Board reviewed copies of correspondence received by NPOA since the last meeting.

11. Director's Comments

An invitation was extended to Tim Beck and the Booth Creek team to attend the NPOA's Annual Homeowners meeting in September so that they could provide and present information on sustainable development and how it relates to Northstar and the community.

12. **A motion was made to adjourn the Board of Directors meeting at 12:25p.m. Motion carried unanimously.**

For NORTHSTAR PROPERTY OWNERS ASSOCIATION,

Lawrence Danto
NPOA Board of Directors
Secretary/Treasurer