

Homewood Homeowners Association
Board Meeting
Sutter Club, February 18, 2009

President Jack McKenna called the meeting to order at 11:35am. Board members Don MacLean, Ann Bryant, Dave Powell, Tom MacLaughlin, Tracy Jaquier, and Ted Grebitus attended. Ed Grebitus and Valerie Powell also attended as guests.

The minutes for the June 29, 2008 and August 31, 2008 board meetings were distributed. Jack suggested a modification to the August 31 minutes, which was acceptable to all. It was moved (Ann) and seconded (Don) that the minutes be approved as modified, and all were in favor.

Don gave the treasurer's report. The current bank balance is \$8919 and the association's current CD is \$13,839. Expenses this year included the payment of back California income taxes that were carelessly not paid by our (former) accountant. They were \$994 for 2007, and \$1157 for 2006 due to penalties. Normally, the taxes would be \$800/year, which they were for 2008. We will most likely show a small deficit this year due to these back taxes. Don recommended that we retain the annual membership dues at \$150/yr. Dave moved and Ted seconded a motion to keep those same dues and all were in favor. Jack reported that Bob McClintock, who works out of Truckee and has offices in Tahoe City, has replaced the former accountant. He has gone through all our records and determined that all is now in order. Jack also reported on our liability insurance. We are currently purchasing it through the Cummins Insurance Agency in Sacramento. We have directors \$1M liability coverage, for which the premiums are \$1150/yr, and \$1M liability on our street end beach parcels, for which the cost is \$1614/yr. There was some discussion about obtaining less expensive coverage and whether we actually needed all this liability coverage.

Ted gave the membership report that we now have 91 paid members. Ted urged all to recruit new members. He has been calling potential new members out of the potential residents of approximately 190. There was discussion of the requirements for membership and it was suggested that it would be a good idea to review the bylaws on this subject.

Jack reported that the Beach Parcels Committee has had one meeting with Gregg Lien and one meeting with both Gregg and Rich Holt, who is now Gregg's associate. A discussion ensued as to the implications of the legal research that Gregg had done for us. One item of particular interest is that the new TRPA board apparently will be more inclined to deal with Homeowners Associations than individual owners. It was agreed that all directors would send their questions to Tom by February 27 for compilation and transmittal to Gregg. A meeting was tentatively scheduled for March 19 for the purpose of the board being able to get all their questions answered by Gregg and/or Rich. Subsequent to the board meeting, this date was confirmed by Gregg and Rich.

Ted gave a brief report on Homewood Mountain Resort. They are now in the midst of carrying out the EIR for the proposed new development, the results of which are due in May or thereabouts. He relayed information from Rick Brown that the financing for the project was in place, so the current financial environment appears not be an impediment to the progress on the project. Tom asked the committee to find out how the upper pool/rec area will be entitled for the long-term use by Homewood residents.

Tom gave a brief report on a Junior Outboarders Reunion Party to be held July 5, 2009.

Ann gave a report that the Truckee-Tahoe Community Foundation will be doing a fund raising drive shortly. They promote events around the North and West Shore and help folks in need.

The date of the early summer party was set for June 27 (4pm) at the Breuner house and, therefore, the clean-up weekend will be June 25 through 29. The date for the annual membership meeting was set for September 6, 2009.

The meeting was adjourned at 2:15 pm.

Respectfully submitted,

Dave Powell