**Chinquapin Homeowners Association Board Meeting Minutes**

Saturday, May 23, 2020, 9:30AM

Carriage House, Chinquapin

3600 North Lake Blvd - Tahoe City, CA 96145

**Directors Present:**

Charles Quaglieri, President

Terry Sarvas, Vice President

Steve Giacomi, Treasurer

Haley Packard, ARC Chair

**Directors Present Via Phone:**

Annie Mitchell, Secretary

Anthony Miles, Insurance

**Directors Not Present**

Carl Bertelsen

**Staff Present**

Aidan Miles

**Homeowners Present**

Dave Nemuth #78

Robin Crowley #61

Joe Keenan # 79

Colene Crowley #61

Robertson #77

Tom Popek #123

Kartozian #27

1. **9:30 - Call to Order and Welcoming Remarks**
2. **Open Session – Homeowners**

* Dave Nemuth (78) wanted update on when Charter-Spectrum would be installed. At this time with COVID-19, we are on hold. Also wanted update on logs in bush area on carport row. Aidan Miles confirmed these would be removed.

1. **Approval of the minutes of the 3/21/2020 meeting.**

* **Motion to approve the minutes passed unanimously.**

1. **President’s Report - Charles Quaglieri** 
   * Update on Insurance
     + Another HO introduced an alternate insurance broker. We explored with the broker, but have not heard back. This is a common pattern we have seen likely because these brokers cannot do any better than our current broker.
     + There was discussion about the ambiguity of our insurance wording in the CC&Rs, and questioning whether a change would lower our premium. It would not affect at all. The decision was made not to change CC&R’s in the insurance section.
   * Update on CC&R changes—
     + Election Rules: We need to change the CC&Rs based on new law in California that went into effect in January. **Motion passed unanimously to revise CCR’s to be in compliance with Sterling-Davis law and supercede old rules.**
   * Corona Virus effects on summer activities
     + CHOA is ready to open for the summer, however we cannot until we get approval from the state.
     + Chinquapin is following laws of state of California and that will dictate when we can open up the recreational activities
2. **Committee and Staff Reports**
   * **Treasurer’s Report-Steve Giacomi**

* Statement of Operating Fund and Replacement Fund: we are operating.in budget with in both, except for insurance. Balance in operating fund is 831K. Balance in Replacement is 150K at Plumas and 412K at Schwab.
  + - * Acconts Receivable: approximately 86K and the majority is insurance assessment.
      * Delinquencies – 2 Homeowners are delinquent
      * Financial Statements –**MOTION passed unanimously to accept financial statements.**
      * Financial Review is in process and is posted on website
      * Annual Board Budget meeting is on November 7
  + **Architectural Review Committee - Haley Packard**
  + Unit 51 deck was approved by ARC with small changes to meet CHOA matching decks
  + Unit105 was approved by ARC with adjustments to ensure it is up to code and any failure is Homeowners responsibility.
  + **MOTION passed unanimously to approve above.**
  + **Building Committee – Carl Bertelsen (By Charles Qualigieri and Aidan Miles)**
    - Update on deck repairs: 183, 184, 83 and 84 have been repaired. 77 replaced decking.
    - Railing will be replaced on 28,29,39,181
    - 117-135 have been sanded except for ?????
    - 32-45 Painting ????
    - Status report on potential Dollar House Bath(s) Remodel: will be put on hold as insurance, maintenance and upkeep are our priorities and we are not taking on anything new
* **Grounds Committee – Terry Sarvas**
  + - Preparations for Summer season: Spring landscape is in progress. 180 yards removed. Irrigation has begun. Pruning will begin this week. 6 dumpsters removed .Tree people need to come back and remove some brush and the tree rounds that are left over.
    - Road work update: Cracks being repaired.
    - Buoy field, pier supports and lighting update: buoy is in place, have pier attendant onboard, Cannot use new boat until we get inspected which is delayed due to COVID-19
    - Swim platform update: new platform waiting to be installed.
    - BMP work—slated around Dollar Estate and have bid in that is within our budget. 3 solid weeks of excavating work.
    - Hiking trail clean up: Major removal has happened, but this week will be more pruning.
    - Entry sign lighting: We need to brighten the lights. The suggestion was to do down lights, but we would need permits. We will improve lighting by improving the current uplight by moving lights off lawn.
    - Lawns look bad right now and Aidan will explore the situation
  + **Pool and Tennis Committee – Annie Mitchell**
    - Refinished pool furniture has arrived and looks great.
    - Update on pool house. Painting has been down and counters will be in as soon as can as well as Deep cleaning floors and resealing. On hold because of Covid-19
    - Tennis Update. Greg Frolich will return and is ready to go but awaiting state rules around Covid-19. He is prepared to be as flexible as possible.
  + **Board Election – Annie Mitchell**
    - We have 3 board seats up for re-election.
    - First Call for Candidates has gone out. All nominees must submit their bios by June 22

1. **General Manager & WMC Reports – Aidan Miles** 
   * + - All summer preparations are complete, just awaiting state to open up from Covid-19
       - Staffing. We are in a wait and see situation.
       - July 4th party is canceled.
2. **Adjournment. Meeting adjourned at 11: 07 am**