**Chinquapin Homeowners Association Board Meeting Minutes**

Saturday, July 18, 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

Annie Mitchell, Secretary

Carl Bertelsen

Haley Packard

**Directors Present Via Phone:**

Anthony Miles

**Staff Present**

Aidan Miles

**Homeowners Present**

Dave Nemuth #78

Joe Keenan #79

Robin Kelly #162

Colene Crowley #61

Chris Wedekind #51

Michael Robertson #77

Jeff Markovich #86

George Pelton #103

Chuck Langham #188

Bill Kartozian #27

1. **9:30 - Call to Order and Welcoming Remarks**
2. **Open Session – Homeowners**
	1. Robin Kelly #162. Brought up barking dog with the neighbor and requests that dogs not be left alone for extended period of times. The board will send a letter to the Homeowner identified.
	2. Joe Keenan #79. Bear issue. Concerned about the bear issue and continued garbage spreading. Request to put bars on bins. Aidan will put bars on all bins asap.
	3. Michael Robertson #77. Having issue with people using our facilities who are not renters, guests or homeowners. Discussion ensued on how to manage. Ideas included hiring security guard, wearing bracelets, carrying tags. Aidan Miles will change the standard gate codes. Discussion moved to a Grounds committee and will discuss solutions.
	4. Jeff Markovich #86. Water main situation. Looking for plumber that is willing to tackle this situation. Discussion ensued and recommendation for homeowners in triplex to connect, get a bid and agree on fees and bring to HOA as to what is covered by HO or HOA.
	5. Robin Kelly #162 brought up Spectrum and concern over streaming and slow service. Dave Nemuth addressed the issue and is handling with Aidan Miles.

1. **Approval of the minutes of the 5/23/2020 meeting.**
* **Motion to approve the minutes passed unanimously.**
1. **President’s Report - Charles Quaglieri**
	* Insurance Update—Board has been through 6 insurance companies and either has not heard back from them or replied that they can’t improve our current plan Charles Quagilieri has 2 other companies looking at our plan and one company indicates rates will continue to rise. A local company is also looking at it.
	* Sewer Update. We have near final plans from engineer. Each sewer is customized. Next step is to go out to bid once plans are finalized. Hoping to have this done in the Fall. Water will be shut off in 20 units for at least a week.
	* Upcoming Election. Biographies of candidates have been sent out. Ballots will go out on July 29.
	* New Pier Boat and Inflatable Swim platforms. Great improvement and many compliments on both of these new items.
2. **Committee and Staff Reports**
* **Treasurer’s Report-Steve Giacomi**
	+ - Currently have 783k in operating account and 603K in replacement. Operating within budget on both funds. Total recievables are 137k. Delinquent is $6,830. Monthly financial statements have gone out and approved by finance committee.
	+ **MOTION passed unanimously to approve financial statements**
	+ CHOA income tax were filed and our tax bill was $132
	+ November 7 is budget meeting.
* **Architectural Review Committee - Haley Packard**
	+ - Unit #89 Kitchen remodel. Committee approved with conditions that they are notified with any plumbing changes or venting issues.
		- Unit #134 skylight and door change. Wanted to add a 5th skylight but maximum of 4 is allowed and was not approved. Door change was approved w/o glass etching.
		- **MOTION passed unanimously to approve above.**
* **Building Committee – Carl Bertelsen**
	+ - Deck Updates. Unit 111 is still in process. 2 decks repaired and need to be stained. Continued seeing issues with newer decks with railings separating.
		- Painting Projects. 4 buildings to do in the fall.
		- Beach Kayak, SUP, Canoe racks. Being used fully. One more wood rack on order.
* **Grounds Committee – Terry Sarvas**
	+ - Lawn Health. Looking better after being aerated and fertilized. It was recommended to do a deep aeration before snow fall.
		- Safe use of ice machine. Will remain locked for homeowner access. Email will go out with code. Instructions will be posted on door.
		- Tree trimming process. Continuing to trim around top of property. Planting at gate looks beautiful.
		- Chinquapin Trail. Tree has been removed that has been a hazard.
		- BMP status. Ready to go end of September. Approved plans by TRPA.
		- Buoy Assignment process. Needs to be reassessed. Blocks vary in size. Boats vary in size and weight. Need to make sure it’s safe and efficient. Grounds and Buildings will connect to come up with plan for 2021. Need to look at creating a new buoy field map.
		- Fire Prevention is on the grounds list every day. This situation is taken seriously and a careful plan will be designed for Fall work on the property.
* **Pool and Tennis Committee – Annie Mitchell**
	+ - * Pool Reservation System. Working well and has not been an issue
			* Tennis Court getting lots of use. Greg Frolich has many lessons.
			* Few areas noted need improvement around Pool and Tennis (fence by deep end of pool and retaining wall by ct. 1)
1. **General Manager & WMC Reports – Aidan Miles**
* General Update
* Continue to work on lists from grounds and tennis committees.
* Roofing in Fall is scheduled
* Tennis courts 1-3 to be resurfaced in Fall.
* Spectrum update. Back hall has completed. Currently surveying buildings to see which ones have been rewired. Goal is to be completed by September. 25% of buildings need new rewiring.
1. **Adjournment. Meeting adjourned at 11:27**