

**Tenaya Creek Homeowners Association
Board of Directors Meeting
November 24, 2010**

Board Present

Pete Delicino -President
Pat Rozwod-Vice President / Treasurer
Barbara Matthews – Secretary
Jim Lamoreux - Director
Ray Maxwell - Director

Management

Don Lamers – Prov. Community Manager

Membership

List on File

Board Absent

Ray Maxwell - Director

1. Call to Order/Roll Call

President, Pete Delicino called the meeting to order at 6:45 PM, which was held at the offices of Kenyon & Associates, Inc. 645 Sierra Rose Dr. #105A in Reno, NV. With four of the five Board Members present, a quorum was established.

2. Membership Open Forum – Agenda Items Only

621 Mt. Diablo: Owner commented on the Street Light on Mt. Diablo and commented that she liked the darkness on the street.

3. Approval of Minutes

President, Pete Delicino made a motion to approve the October 25, 2010 Minutes as written. Pat Rozwod seconded the motion which carried unanimously.

4. Approval of Financial Statements

Pat Rozwod gave the financial reports for October 2010 noting that the operating balance for October 2010 was \$7,526.61 and the reserve balance for October 2010 was \$123,691.98. He noted that the receivables were \$24,485.88 for October 2010. *President, Pete Delicino made a motion to approve the October 2010 Financials as presented subject to year end audit. Pat Rozwod seconded the motion which carried unanimously.*

Original Bank Statements for October 2010 were reviewed.

5. Old Business

Street Light at Mt. Diablo - Bid

Management reported that the contract with Sierra Pacific Power had expired. He spoke to Dan Harold with NV Energy (775) 834-7338 and he stated that NV Energy can provide a street light and within the next sixty days he would have a contract available for the Board to review

Street Signage at Burge Lane to Tenaya Creek Lane

As of January 25, 2010 the sign has been changed. This item will be removed from agenda.

Security Proposals - Bid

Item was postponed to March 2011, pending 2011 Budget Ratification.

Detention Pond/Cattail Clean Up / Landscaping – Bid

The meeting was postponed with Quality 1 due to weather. Pete Delicino stated he would reschedule with Mike at Quality 1 and report at subsequent meetings. Jim Lamoreux sent Quality 1 a schematic of the beehive drains. Bids will be presented in March 2011.

6. New Business

Authorize Printing of 2011 Payment Coupon Books

Discussion was had as to whether to postpone the printing of the books until the 2011 Budget had been ratified. During the meeting the board asked that the approval of the printing of booklets be postponed. As the Board decided to keep the monthly assessments at \$66.00 pending the Budget Adoption meeting scheduled for December 15, 2010 Payment booklets were printed with the \$66.00 payment amount for 2011.

7. **Management Report**

Don Lamers gave the management report reminding the membership that all garbage cans should be stored out of view of the street, all decks stained and all broken fences should be fixed. Management asked if a December Newsletter should be produced and distributed.

8. **Board Input**

No action was taken.

9. **Correspondence**

692 Mt. Diablo: An Architectural Review Request was received from 692 Mt. Diablo Drive asking for approval of paint colors. The board reviewed the request. Discussion was had that the colors submitted were too bright for the community and that the pallet of the community was set by the builders. *Pete Delicino made a motion to deny the paint colors as submitted. Jim Lamoreux seconded the motion which carried unanimously.*

10. **Membership Open Forum:**

621 Mt. Diablo: Owner stated that she understood that she needed to fix the fence, will stain her deck and wanted to be clear on where it was appropriate to store her trash can. The board stated behind the fence.

652 Diamond O Drive: Owner asked about the Bylaws of the community and the composition of the Board of Directors. Pete Delicino explained the composition of the Board of Directors and advised the owner to read the Tenaya Creek Bylaws. Owner asked about what to do about stray dogs in the community. Pete Delicino stated a call to animal control would be appropriate.

5230 Tenaya Creek Lane: Owner stated that there are rocks that are concave on the side of his property he would like to remove the retaining rocks that were faded in to his property. Pat Rozwod stated that he could do what he likes with the rocks in his backyard as long as the rocks are not in the common area. Asked how long the Association would give him to get the front yard in shape. Pete Delicino stated that springtime is fine.

5250 Tenaya Creek Lane: Owner asked if he could install a wood burning stove. Pete Delicino stated an architectural review form would be in order if a chimney is obstructing views, but as far as what they do inside the house is not under the jurisdiction of the Association.

11. **Adjournment**

With no further business to discuss, the meeting was adjourned to Executive Session at 7:10 PM.

Respectfully submitted by:

Don Lamers
Recording Secretary

Barbara Matthews
Board Secretary