

HOMEOWNER'S
ANNUAL
MEMBERSHIP MEETING
SUMMIT VILLAGE

YOU ARE INVITED:

When: Sunday, July 10th, 2011 at 9:00 am

Where: Mont Bleu Casino - Convention Center
Stateline Nevada

Yes, that time is here again. Make your plans to attend!

Talk with the Board Members, ask questions, enjoy your morning coffee and donuts with us.

Interesting Program Planned

Enclosed you will find the notice, agenda, ballot, and proxy. An unapproved draft of the 2010 Annual Meeting minutes are enclosed for your review. If you are unable to attend please return your ballot and proxy prior to July 8th, 2011.

YOU are the ASSOCIATION

We need your input, ideas and suggestions for improvements.

See you there!

P.O. Box 4677 Stateline, NV 89449-4677
775.588.8832 fax 775.588.0145 e-mail: tahoevilla@aol.com - www.summitvillage-tahoe.com

****NOTICE****
SUMMIT VILLAGE HOMEOWNER'S ASSOCIATION
2011 ANNUAL MEETING

Please be advised that at 9 am on Sunday, July 10th, 2011, at Mont Bleu Casino – Convention Center, 55 Lake Tahoe Blvd, Stateline, Nevada, the annual meeting of the Summit Village Homeowners Association will be held.

The record date of ownership which is required for voting is July 8th, 2011. Any owner of record on or before that date is entitled to vote.

Attached and incorporated into this notice is the agenda for the meeting, which includes the election of three (3) members of the Board of Directors for two (2) year terms.

CANDIDATES:

David Lewis

Mr. Lewis states that he has no conflict of interest or potential conflict of interest to disclose.

Scott Nelson

Mr. Nelson states that he has no conflict of interest or potential conflict of interest to disclose.

Joe Bill

Mr. Bill states that he has no conflict of interest or potential conflict of interest to disclose.

(Nevada law now requires disclosures regarding any *existing or potential* conflict of interest that a candidate for the board of directors may have that must be disclosed to the voting owners. A conflict of interest is defined as: A real or seeming incompatibility between one's private interests and one's public or fiduciary duties.)

A ballot and a proxy form are enclosed; your participation and support are important.
Please plan to attend or return your ballot and your proxy to:

SUMMIT VILLAGE HOMEOWNERS ASSOCIATION
P.O. BOX 4677
STATELINE, NV 89449-4677

Thank your for your time and interest in this community matter.

SUMMIT VILLAGE HOMEOWNERS ASSOCIATION

ANNUAL MEETING AGENDA

SUNDAY, JULY 10th, 2011 – 9 AM

MONT BLEU CASINO - CONVENTION CENTER

- I Registration**
- II Homeowners Welcome**
- III Calling of Roll**
- IV Proof of Notice of Meeting**
- V Review and Approval of Previous Minutes**
- VI Report of Directors and Officers**
 - A. Financial Report**
- VII New Business**
 - A. Best Management Practices (BMP's) Report**
 - B. Hilltop Duplexes Homeowners Association Litigation**
- VIII Election Results**
- IX Open Discussion**
- X Adjournment**

**SUMMIT VILLAGE HOMEOWNERS ASSOCIATION
ANNUAL MEETING OF OWNERS
YEAR 2011 PROXY**

The undersigned, being the owners(s) of _____ condominium units or
(number of units owned)
lots located in Summit Village, does hereby constitute and appoint _____,
(print name of proxy-holder),
or Vince Travens, Jonathan Freirich, Director for and in my name, place and stead,
with power of substitution, to vote on matters presented to the membership at the Annual
Meeting of the Summit Village Homeowners Association to be held at Mont Bleu Casino –
Convention Center, 55 Lake Tahoe Blvd., Stateline, Nevada on Sunday, July 10th, 2011, at
9:00 am, as my proxy, in my name as my authorized representative.

This proxy is not valid for the election of directors. (NRS 116.31034.5.)

This proxy is void after the above scheduled meeting or any adjournments

I have received and reviewed the May 11, 2011 Notice of Annual Meeting. (please sign and date)

Your name (please print) _____

Signature _____ Customer ID # _____

Summit Village Property Address _____

Organization (if any) _____

Total number of votes held (# units x ____) _____

Date _____

Proxies must be sent to Summit Village Homeowners Association, or in the enclosed return envelope provided before the counting of the ballots starts. Please try to attend the meeting in person, but if unable; your proxy holder must attend to carry any vote forward for you. This document is not a ballot, but gives the designated person the ability to carry your vote forward. If you cannot attend, or you think there may be a chance that you will not be available, ***please mail your directed proxy.*** It will be returned to you at the meeting if you see that you are able to attend.

Please do not enclose your proxy in the ballot envelope, use the self-addressed return envelope provided to return your secret ballot inside the ballot envelope along with your proxy.

**SUMMIT VILLAGE HOMEOWNERS ASSOCIATION
P.O. BOX 4677
STATELINE, NV 89449-4677**

Your time and consideration are very important to the Association

**ANNUAL MEETING MINUTES
JULY 18th, 2010
MONT BLEU RESORT CASINO
STATELINE, NV**

The annual meeting of the Summit Village Homeowners Association was held at the Mont Bleu Resort Casino on Sunday, July 18th, 2010 at 9:00 a.m. President Vince Travens called the meeting to order and welcomed the general membership. Mr. Travens, board president introduced himself and board members David Lewis, Joe Bill, Jonathan Freirich and Scott Nelson. Also present were Carolyn Treanor, Manager, Janet Martell, Sonja Miller and Michael Paulson, Field Manager.

REVIEW AND APPROVAL OF PREVIOUS MINUTES

Vince Travens asked for approval of the previous minutes of the Annual meeting on July 18th, 2009, a motion was made to approve the minutes and the minutes were approved as submitted.

FINANCIAL REPORT

David Lewis reviewed various expense items that were listed on the 2009/2010 budget and informed the general membership that overall the Summit Village financial condition continues in good shape. Mr. Lewis reported that the snow removal expense was over budget due to the timing of snow falls during the 2009/2010 season.

Mr. Lewis reported that the refuse expense in 2007/2008 was \$94,562. The board was very concerned about this expense and undertook a program to closely monitor the refuse containers and do their best to put a stop to the illegal dumping in Summit Village. In 2008/2009 the expense was reduced to \$80,752. The board then took a stronger stance by continuing the monitoring of the containers and directing staff to schedule the days of the pick ups of the containers. Therefore, the refuse expense in 2009/2010 was further reduced to \$55,585. The reduction in expense is a direct result of the efforts of board members and staff to prohibit illegal dumping, the staff scheduling the pick-up times for the containers and the reduction of the number of residents and guests in Summit Village as a whole.

Mr. Lewis also addressed the importance of maintaining a capital reserve account for the repair and replacement of capital assets. In the summer of 2009, Summit Village spent \$194,000 to construct a new common area parking lot on Tramway adjacent to the Hilltop owners units. This new parking area was constructed as a result of a court's decision that Summit Village was responsible for the wooden parking deck that was originally constructed by the owners of the Hilltop HOA. From the 2009/2010 budget a contribution of \$62,200 was made to the capital reserve account and \$62,200 is set aside for contribution in 2010/2011. This will help bring our capital reserve account closer to the theoretical ideal balance of \$390,145 that is required by NRS 116, as set forth in the Summit Village 2009 Reserve Study. The balance in the reserve account as of the meeting date is \$146,935.

The annual assessment for the fiscal year July 1, 2010, through June 30, 2011, is \$1,105 for developed units and \$552.50 for undeveloped units. The assessment was not increased over the prior year amount.

BEST MANAGEMENT PRACTICES (BMP) REPORT: Michael Paulson reported that he is working with an engineering firm to finalize the BMP requirements for Summit Village.

HILLTOP DUPLEXES HOMEOWNERS ASSOCIATION LITIGATION: Vince Travens reported that in December 2009, the Summit Village, Inc. insurance carrier filed an APPEAL FROM THE JUDGMENT OF THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF DOUGLAS THE HONORABLE MICHAEL GIBBONS. As of the meeting there have been no further updates.

NOMINATION AND ELECTION OF THE 2010-2011 BOARD OF DIRECTORS

Two positions were open for election. Vince Travens and Jonathan Freirich were standing for election.

Vince Travens and Jonathan Freirich were elected to serve on the board for two years.

There were 31 persons present including Board Members and Staff.

OPEN DISCUSSION

There were several matters discussed:

1. A question was asked as to who was responsible for maintaining defensible space around the units:

It is the responsibility of each homeowner to clean up and maintain defensible space around their homes. If an owner cuts brush and limbs trees he is asked to bring the debris to the roadside and Summit Village will haul it off. It was also suggested that the homeowner call the office to let them know that they have brush to be picked up. Each year Summit Village has a budgeted amount set aside for tree removal. The main focus is to remove the dead and dying trees within the Village and to maintain forest health. If an owner needs his tree limbed or wishes to have a tree cut down, then they can contact the office and someone will come and take a look and make a suggestion for the best action plan.

2. A Hilltop HOA owner requested that Summit Village replace the signs that were on their parking deck that designate their addresses, repair their railing that was damaged during snow removal and repair a hole in the parking area.

Michael Paulson reported that he had the address signs and that he would take a look at the railing and the parking area and will make the necessary repairs.

3. An owner asked if the Reserve Study was available.

The Reserve Study is available at the Summit Village office; copies would be made if requested.

4. An owner asked if at the next annual meeting that the end of year budget figures be included with the information provided to owners who attend.

ADJOURNMENT: The meeting was adjourned at 10:22 a.m.

Respectfully submitted,

Carolyn R Treanor, Recording Secretary,