



Gold Mountain® Homeowners Association

PRESIDENTS WINTER LETTER

Dear Gold Mountain Owners,

Winter is fast approaching and so far is acting quite normal. The temperatures are gradually falling into freezing zones at night and bringing both rain and snow along with sunny days in-between. It's a lovely, peaceful time to live in the mountains. Those of us who live here can still hike our lovely trails and get plenty of outdoor time.

Your Board of Directors has met monthly since June to tackle a number of issues that have been talked about but unresolved over the last several years. I had hoped we could get those things accomplished very quickly, but in reality it has been more difficult than I expected. There are many I's to dot and T's to cross! Your Board members are Gail McGrath, Ted Dobbs, Ken Skogerson, Dan Gallagher and Katherine Pairish. Many thanks must go to our three outgoing Board members Peter Hanley, Jim Lafferty and Phil Curtis who served faithfully and continue to offer support.

Following are a list of items that we have concluded. 1) The High Speed Internet Project has thankfully been finished and is working perfectly. 2) Judy Clot was hired to head the Hazardous Fuel Treatment program going forward (more below). 3) Patricia Ryan has built our new Website which is up and running and still being added to. 4) John Petrin offered to sell a very nice trailer for \$1 to the HOA for owners use hauling HFT items to the green waste dump (schedule use with Buzz McCann). 5) Election Rules were passed by the general membership. 6) A Road Joint Use Agreement with Nakoma was passed. 7) A new AT&T contract was finalized to serve GM's gates so Homeowners listed in the gate directories can now use out of area phone numbers (this saved the association \$9000 a year). 8) Nakoma has offered their clubhouse for HOA Board meetings at no charge. 9) Completion of all the critically ranked private lots down to acceptable risk levels, (a special thanks to all those owners). 10) Completed a \$27,500 mastication project on HOA roadsides and public areas this Fall. 11) The Stevens Grant, a Fire Safe Council grant, is ready to go in the Spring. It will allow mastication of other properties on the East side of GM's borders to create a fire break in that side of the development. 12) 15 High Ranked properties that Nakoma owns have been treated to acceptable levels.

As you can see many of these projects had to do with hazards fuel reduction. After the Camp Fire in Paradise and surrounding areas, we are grateful that so many of our members have been willing to participate in our area wide efforts to reduce fuel loads and protect our wonderful habitat from disastrous wildfires. While we know that we cannot always prevent fires, we can help mitigate their severity. This effort will work only if it includes all parcels. Judy Clot and Mike Callaghan have worked tirelessly in this effort especially in trying to find new ways to get the job done for less cost. I urge you to do all you can to help keep our wonderful place in these beautiful mountains pristine.

Some new things are happening as well. First, we have hired Ann McBride to be our new home office secretary. She is working 10 hours a week in the Portola office and will handle any questions owners may have on general HOA issues. If you move or change phone numbers contact Ann at her email at anngoldmtn@gmail.com. Ann is currently updating the GM Homeowners Directory in our original format so we will once again be able to have the luxury of contacting our friends and neighbors at our fingertips. The goal at this time is to eventually bring all office procedures other than financial ones back home. We will start small and grow. Hignell will continue to handle receiving dues and paying bills and the many other things they do.

Second, the Board has established a Rental/Leasing Committee and appropriate Rules for establishing better control of homes that are being rented either short or long term. There have been many complaints in the



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past about renters, especially short term ones. We want to allow people to have freedom with their homes, but it is up to the HOA to establish rules that allow peace and quiet in our community. You should have recently received “The Rules” that have gone out to the membership for the required 30 day comment period. We hope that this will allow owners this freedom. If not, the membership can vote in the future to toughen the rules.

At the October 26th Board meeting we approved a gate replacement program. Our gates are 18-20 years old and have met their limit for wear and tear. The gates and stone monuments themselves will be reused, but the mechanisms will be brand new and totally up to date according to safety code. During the year 2019 4 gates will be replaced and so on for 5 more years. Buzz McCann, Maintenance Manager can hardly wait!

Dan Gallagher recently hosted a Town Hall meeting at Altitude to offer information about the Mohawk Rim Trail, being proposed in conjunction with the Forest Service and the Sierra Buttes Trail Stewardship, which is planning a wilderness trail that will go from around Beckworth Peak in Portola westward to the south of GM and eventually to Graeagle and perhaps beyond. This first phase would end at a spur trail to GM/Nakoma traveling on our existing Blazing Star, lower Clouds Rest and Interpretative trail sites which are in our public areas. The trails would be rebuilt to handle hikers, mountain bikers and horses. There has been concern amongst residents about the impact of this public trail on our privacy. After learning which trail sites are affected, that concern has greatly diminished as those trails are deep in the canyons and almost entirely out of sight of private properties. The Board is being asked to write a letter in support of the idea of the trail before the Forest Service embarks in their environmental studies which are very expensive. This is in no way a “done deal”, but allows some planning to continue. Around the Tahoe area properties adjoining such trails are sought after.

Jack Carlson has ably chaired a committee investigating a name change from Gold Mountain to Nakoma for our HOA. Many folks have asked for this change as the name Gold Mountain is confusing to people coming up to investigate the area. Most developments use the same name for developer and homeowner associations. The cost of the change is currently being vetted. This could be finalized only with a membership vote.

Last but not least, Hignell reports that so far this year there have been 18 escrows for sale of lots and homes in Gold Mountain. The year started off strong and then slowed with the general market across the country. Much of this energy has been generated by the growth of Nakoma’s assets, the Nakoma Lodge and the Altitude Recreation Center. The HOA along with the CSD are each doing their part to continue to work in tandem with Nakoma to bring this fabulous place we call home further along in development.

I, and the Board, wish all of you the best and happiest of Holiday Seasons!

Sincerely,

Gail McGrath - HOA President