

Lake Forest Glen Homeowners Association
Regular Meeting of the Board of Directors
January 19, 2013 8:30 a.m.
Held at Lake Forest Glen Association Office
3101 Lake Forest Road
Tahoe City, California 96145

MINUTES

CALL TO ORDER BY - President, Mark Pierpoint at 8:32 a.m. A quorum was established with seven directors. Directors present were, Nikki Aronhalt, Jim Cochrane, Brian Kane, Alan Nelson (by phone), Mike Robinson (by phone) and Steve Vanni. Staff present was Alan Miescke, General Manager and Carol Rainville, Administrative Assistant.

1. ELECTION OF OFFICERS – A motion was made by Alan Nelson to retain the current administrative board positions, Mark Pierpoint (President), Steve Vanni (Vice President), Mike Robinson (Secretary/Treasurer). Jim Cochrane seconded the motion. The motion was passed by a vote of 7 directors.

2. APPROVAL OF REGULAR MEETING MINUTES – Brian Kane made a motion to approve the minutes of October 13, 2012. Jim Cochrane seconded the motion. The motion was passed by a vote of 7 directors.

3. HOMEOWNER HEARINGS/CORRESPONDENCE

- a. Possible fine hearings - A tenant who received an infraction came to plead her case. Her vehicle was left outside of the unit during snow removal when she went skiing. She had read the rules that the property manager gave them. There were no extenuating circumstances. Steve Vanni made a motion to be consistent with this infraction and leave the fine as it stands. Mark Pierpoint seconded the motion. The motion was passed by a vote of six directors and one director voted against the motion.

4. MANAGER'S REPORT

A. Action List – 10-13-12

1. Mark will write a letter to Unit 69. Done
2. Mark will contact Hoss about proposal. Mark Pierpoint read his email response to Hoss as well as Hoss's response to the board. The line of communication has been left open.
3. Alan Miescke will follow up on calls to various asphalt companies to get their opinion/input on how necessary it is to seal the asphalt. Alan will do this in the spring and Alan will contact a friend of his at the University of Reno about the feasibility of sealing. Alan will compare the specification for sealing products.
4. Jim and Alan Miescke will meet with the landscape contractor when they have more time. This was discussed under New Business.

B. OLD BUSINESS

1. Cable TV/Internet Issue

There are two issues here. Do we as an association provide bundling of TV, internet and phone services for the homeowners? The second issue is that Charter would like a formal easement onto our association property and they will pay for the easement. The emails from Mr. Fong point to the reason why they would pay us. There is a time element on the easement proposal. Alan provided more information about Charter’s proposal. They would like to keep us as customers, along with the cable rights and want this proposal agreement to preserve their business. The same offer of payment for easement is given to other HOAs all over the state. Our attorney Richard Fong says there are no pitfalls or surprises thus far in this type of offer. There is clear evidence to support this idea because other associations have taken the offer. Kingswood Village HOA has committed to accepting this same offer from Charter. This agreement does not keep other companies from being able to offer their service or homeowners from choosing which ever company they want to use. The board had a lengthy discussion. Mark Pierpoint motioned to accept/commit to this contract and negotiate for a shorter contract, but is fine with the ten years if that is a requirement and as a result the HOA will receive \$30 to 35 thousand dollars. Steve Vanni seconded the motion. The motion was passed by a vote of six directors and one director voted against the motion.

There a lengthy discussion on the pros and cons of the bundling of TV, internet and phone services for the homeowners. This would have to go to a vote of the homeowners. Jim Cochrane and other board members will talk to other associations that provide this service to their homeowners and see how it works. To be continued.

2. The two landscape bids were reviewed and compared. One bid was sketchy and the other very specific and very detailed. Jim and Alan will try to get another bid if time allows, review the bids and make the final decision.

C. NEW BUSINESS

The board meeting dates were set for 2013:

January	19	
February	16	
March	23	
April	20	
May	18	
June	22	
July	20	
August	No Meeting Scheduled	
September	7	
October	12	Regular Board of Directors Meeting
October	12	Annual Homeowner’s Meeting
November	23	
December	No Meeting Scheduled	

5. COMMITTEE REPORTS

a. Establish 2013 Committee Chair/Members – The committee chair/members will remain the same. Each committee chair person will call or email their committee members and plan a meeting to discuss projects. The board decided that Alan should remain on each committee.

6. INFRACTION REPORT

The board reviewed and discussed the report.

7. LEGAL - None

8. ACCOUNTING

- a. November 2012 Financial – November financials were reviewed.
- b. December 2012 Financials – The December financials were emailed to the board members and they were able to review them before the meeting. Mike Robinson went over the numbers and there was nothing extraordinary to report. The budget process is going well. Mike will come up with a proposal for how to use the Charter income. A used 2004 Chevrolet truck was purchased to replace the 1993 Chevrolet yellow truck and the old plow was modified to work on the 2004 Chevrolet.
- c. Delinquency Report – Reviewed and discussed. We are in good shape.
- d. Delinquency Tracking Graph - Looks good.
- e. Dues Analysis Report Graph – Looks good.
- f. Annual Summary of Infractions and Fines. The board would like to see the code representing the largest number of infractions at the top of the report. Carol will make the changes.
- g. The Farmers' group settlement was a reimbursement check from a class action suit involving overcharging of premiums.

9. WEBSITE - The website has been updated and is an on going project.

10. BOARD MEMBER'S COMMENTS / REQUESTS / NON-AGENDA ITEMS

- Donation to Placer County Search & Rescue – The donations made by the association are conservative and are made to legitimate local organizations. It was requested that Carol put together a summary of what the association has donated to over the last 5 or 10 years.
- Annual Meeting Action List- The list was discussed and some of the items will be put on the next agenda.
- Roof Leaks - Several different units have had leaks this winter. Three different roof phases are involved. Alan called D&D roofing to come out and address the issue. When the weather cooperates they will do the repairs.
- Ground Fault Circuit Interrupter for the unit decks needs to be found that meet the code and will not be destroyed in the winter. Alan will research this and get back to the board.

11. EXECUTIVE SESSION – After announcing the topics for the executive session, the Board adjourned into executive session.

The meeting was adjourned at 12 noon.

The next meeting will be on February 16, 2013.