

Lake Forest Glen Homeowners Association
Regular Meeting of the Board of Directors
July 23, 2011
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. A quorum was established with 8 directors. Directors present were, Nikki Aronhalt, Jim Cochrane, Brian Kane, Alan Nelson, Doug O’Neal, Mark Pierpoint, Mike Robinson and, Steve Vanni. Staff present, Alan Miescke, General Manager and Carol Rainville, Administrative Assistant.

1. **APPROVAL OF REGULAR MEETING MINUTES** – A motion was made by Brian Kane to approve the minutes of May 28, 2011. A second was made by Jim Cochrane. Doug O’Neal abstained. The motion was passed by a vote of seven directors.

2. **HOMEOWNER HEARINGS/CORRESPONDENCE** - None

3. **MANAGER’S REPORT-**

There was discussion, updates and resolution on most of the issues on the Action Items dated 5/28/11.

Mark Pierpoint will get the water test leak kit next year to have on hand in the office for us to give to homeowners if they ask.

Doug O’Neal will provide updated information to the board on Storm/Screen door options at the Sept 17th meeting.

Alan Miescke and Steve Vanni met on July 4th about the roofs. They decided to talk with D&D Roofing and invited the superintendent and project manager to this Executive session. The board had an in depth discussion about the roofs and how to solve the issue.

Alan is getting quotes on new street signs that will be easier to read.

A. OLD BUSINESS

1. Alan Nelson cross check Infraction Codes vs. Rules & Regulations found information the needs to be clarified. Alan looked at California traffic fines as a comparison, our infraction fines are low. Signage is needed on walking paths and other areas to inform residents of the rules, to avoid a violation. Alan Miescke always takes time to talk to residents before issuing an infraction. Alan

Nelson will bring this committee together to cleanup and simplify codes, rules & regulations by the September 17th meeting.

B. NEW BUSINESS

1. Storage lockers for the units back decks were discussed in detail. Unit 28 North side gets a lot of snow that continually crushes his storage locker. Alan Miescke suggests moving the locker off the deck for the winter. A letter will be written to the homeowner to explain alternatives and suggestions. There are a few “grandfathered in” older wooden lockers. Wooden lockers are now disallowed. Homeowners’ can not attach a storage locker to another unit. Only approved Rubbermaid storage lockers are allowed. Doug O’Neal will write up a good description and sizes for the Rubbermaid storage lockers that are allowed for the next meeting. In the future there will be discussion about improvements to storage lockers on the end of the units.

4. **COMMITTEE REPORTS** – No reports

5. **INFRACTION REPORT** - Unit 85 had two infractions that were issued in May. The board discussed them and the fines will be put on the homeowner’s statement.

7. **LEGAL** - None

8. **ACCOUNTING**

A. May 2011 Financial- Mike Robinson reviewed with the board.

B. Smith-Barney Statement – Was reviewed by the board.

C. Delinquency Report – The number of late dues remains low.

D. Delinquency Tracking Graph – The board reviewed.

E. Dues Analysis Report Graph – The board reviewed.

F. 2012 Budget Discussion – No major changes in what we are projecting other than we would like to add one new employee for 6 months for landscaping. We are projecting a reduction in utilities by tiding up the budget. Insurance will increase. Alan is looking for new insurance as Travelers has raised the premium by \$15000.00 because they did not realize we are in a fire area and we may have to replace the old yellow truck. Comparing the 2012 budget to last year’s budget we will be \$30000.00 below budget. In the future there will money be in the budget for paving, landscaping, other projects and services. We are planning for a 3% increase. We will have a small operating reserve in 2012. We will always have projects to be completed. The paint cycle is every 6 years. **Key projects** are landscaping, paving roads, storage lockers, painting, front concrete step patching, tennis courts (consider converting to basketball or volleyball court or use as coverage for other uses), painting, parking stripes, pavers in path way around pool and possibly acquiring a parcel of property on the corner of LFG for the future. A motion was made by Mark Pierpoint to raise dues to \$298.00 a month starting in January 2012, a 1% increase, planning for 3% inflation, seconded by Steve Vanni. Brain Kane abstained, the motion was passed by a vote of seven directors. Mike Robinson will make new adjustments to the budget and send out to board members for approval.

9. **WEBSITE** - none

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

11. EXECUTIVE SESSION –

1. Meeting with D & D Roofing - We received two presentations from D & D Roofing. We received a commitment from them to provide us with letters in two weeks, that will state their plan to address leaking Gambrel roofs and a warranty time frame.

The meeting was adjourned at 11:40 am. Next meeting to be held September 17, 2011, 8:30 am.