

Lake Forest Glen Homeowners Association
Regular Meeting of the Board of Directors
September 15, 2012 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 8:36 a.m. A quorum was established with seven directors. Directors present were, Jim Cochrane, Brian Kane, Marshall Jackson (by phone), Doug O’Neal (by phone), Alan Nelson and Mike Robinson. Staff present was Alan Miescke, General Manager and Carol Rainville, Administrative Assistant. There was no electrical power for this meeting.

1. APPROVAL OF REGULAR MEETING MINUTES – A motion was made by Brian Kane to approve the minutes of July 21, 2012. A second was made by Jim Cochrane. The motion was passed by a vote of 7 directors.

2. HOMEOWNER HEARINGS/CORRESPONDENCE - None

3. MANAGER’S REPORT-

A. Action Items from 7/21/12

1. Alan will contact Mr. Fong on the association’s responsibility/enforcement of carbon monoxide sensors, fireplace safety, broken decks, broken windows and etc after the annual meeting.
2. Alan will write a note to the homeowner on dog leash situation. The email was given to the board.
3. Alan will start to survey porches, storage lockers, drop inlet/culvert cleaning and fire extinguisher boxes. Many fireboxes replaced, all extinguishers serviced or replaced and the rest will be taken care of after the annual meeting.
4. Alan will call the sheriff if needed to enforce code 3010 and will keep the Board members in the loop. Discussion in Executive Meeting.
5. Alan Nelson –Rules and Regulation Committee to review homeowner dog leash request. He will email the board. *See Committee Reports*
6. Alan will put parking stripes at the end of parking areas in courts. This will be done when there are less cars at the end of the season.
7. Alan will get a cost for sealing the new asphalt after the annual meeting. He has a call in to various asphalt companies to get their opinion/input on how necessary it is to seal the asphalt.
8. Alan will get proposals/designs from other contractors for the storage lockers closer to the project year.
9. Nikki will stay in contact with the PUD to remind them of their promised survey for water leaks at LFG. The PUD came out this week to test for leaks. Alan Miescke talked to the head of the PUD and asked him if they would test all of the pipes. The PUD said if they are not broken they will not fix. Alan will follow up and keep some pressure on them to fix supply lines at the valves.
10. Doug O’Neal will visit Lowes and Home Depot to find replacement screen doors by the end of July. Doug went to Lowes and Home Depot and found replacement screen doors. The committee recommends the **Unique Home Design Rivera Bronze** screen door found at Home Depot and the **Comfort Bilt Screen Door (Bronze), by Oceanview** found at Lowe’s. Doug motioned to adopt these recommend Screen Doors to replace the old Columbia Bronze Bayside and the SteelBreeze doors no longer available. The motion was seconded by Mike Robinson and all were in favor.
11. Steve Vanni will prepare a presentation on storage lockers for the Annual Meeting to be held October 13, 2012. This item postponed until 2014.

12. Jim Cochrane will prepare strategies for landscaping to be presented at the Annual Meeting. Jim will meet with Landscape companies by the end of October for suggestions on planting around the Quiet Pool and the Tennis Courts.
13. Jim Cochrane will ask the St. Francis's Condo management how often their tennis courts are used.
14. Jim Cochrane will bring the binder of plants used in the first phase of landscaping 2012 to the Annual Meeting.
15. Mike will change the \$ amount on the resolution document for the window fund. This has been updated.
16. Mike and Carol will make changes to the delinquency graph to make it easier to read. They will delete all lines except the last 3 years. Done
17. Carol will put floodplain update, tennis court options and strategy for landscaping topic on the Annual Meeting Agenda. Done.
18. Carol to put Storage Lockers on the agenda when Alan is done with the porch and etc. survey.

B. Old Business

1. Drainage/Culverts Project – Alan Miescke reviewed the invoices for charges having to do with drainage project and culvert cleaning with board members.
2. Asphalt Engineering - The asphalt engineering report was reviewed. There were no problems according to the head engineer. Compaction was fine even through this is a moist meadow. The compaction was acceptable. This report was done by an independent engineer at Alan's request. Completing the job in the spring was a good choice!
3. Landscape Plants - Jim Cochrane stated that the front entry was done as a first step. The next phase will be the common area around the pools and tennis courts. Jim will see what the landscapers propose. Alan Nelson suggested splitting this phase up in to two phases. This would give the board separate options/ideas for the pools and tennis courts. The board agrees this to be a good idea considering the changes that may occur with the tennis courts. Jim will get quotes for each phase. The board members commented on how great the front entrance looks.
4. Cable TV/Internet Information - Marshall Jackson acquired more information relating to Charter Communications bulk rate plan for LFGHOA. There were many questions about the options that Charter provided. The Right of Entry agreement is an issue that the board needs more concrete information on to make any decisions. Marshall will get this information for the board members as soon as possible. Mark Pierpoint suggested three options to consider:
 - a. Let each homeowner acquire their own services.
 - b. Go with the basic bulk plan Charter Communications has offered. A contract for 5 years that would be billed through the HOA with the assumption that no one would unsubscribe. Upgrades to the package would be billed directly to the homeowner.
 - c. A community club could be set up and kept separate from the HOA.

C. NEW BUSINESS - None

4. **COMMITTEE REPORTS** – Dog Leash Request Review – The Rules and Regulations Committee reviewed the dog leash request. The committee recommends:
 - 1) All dogs must be on a leash and under the control of a responsible person while in the common areas.
 - 2) All dog solid waste must be picked up and disposed of properly.

- 3) The dog's owner (i.e., owner, renter or guest) is responsible for their respective dogs actions.

The committee also recommend that dogs may be taken to other areas where a leash is not required such as the meadow, the area located at the end of Bristlecone (on the right hand side next to the shore line of Lake Tahoe) and the dog park in Tahoe City on Grove Street. Enforcing this new rule is not a concern. If brought to Alan's attention it will be taken care of. Alan will hit it hard on the onset with notices on the unit doors, in the monthly statement and the same information will be sent to the property managers. Mark Pierpoint made a motion to accept the committee recommendations as stated. Brian Kane seconded the motion. All board members were in favor. Mark thanked Alan Nelson and the committee for their work.

5. INFRACTION REPORT

The board reviewed and discussed the report. Homeowners have been billed for the infractions.

6. LEGAL - None

7. ACCOUNTING

- a. July 2012 Financial – The July financials were reviewed by the board. There was an error. The accountant was asked to make a correction to code # 7250 - pool utilities.
- b. August 2012 Financials – Not available for meeting.
- c. Smith-Barney Statement – None
- d. Delinquency Report - Great! Only one homeowner has an outstanding balance.
- e. Delinquency Tracking Graph - This graph has been simplified. Jim Cochrane asked if the lines could be more distinctive?
- f. Dues Analysis Report Graph – Reviewed by the board.

8. WEBSITE - None

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

It was suggested that a sign be put up at the Quiet Pool to let people know of pool closures.

10. **EXECUTIVE SESSION** – The issue was discussed and a resolution has been made with the current tenant. No further action is required at this time.

The meeting was adjourned at 10:30 a.m.

The next meeting will be on October 13, 2012.