

Lake Forest Glen Homeowners Association
Regular Meeting of the Board of Directors

March 19, 2016 8:30 a.m.
Held at LFG Association Office
3101 Lake Forest Road
Tahoe City, California 96145

MINUTES

CALL TO ORDER BY- President Mark Pierpoint at 8:32am. Directors present: Jim Cochrane, Jason Kary, Gary Leach, Kathy Livermore, Doug O'Neil, Mike Robinson, and Steve Vanni. Staff present Alan Miescke, General Manager, Traci Lewis Administrative Assistant and Cathy Wencke.

- 1. APPROVAL OF REGULAR MEETING MINUTES-** Steve Vanni made a motion to approve the November 2015 minutes. Kathy Livermore seconded the motion. All others were in favor with no abstentions and the motion was passed.
- 2. HOMEOWNER HEARINGS/CORRESPONDENCE-**
- 3. MANAGER'S REPORT**
 - A. Action items 3-19-16 meeting**
 1. Traci will remove bold wording, Unit # and personal information, in the Agenda/minutes before putting it on the website. #3 of the managers report action items.
 2. With action item #4, Alan's research confirmed non prorated 15 yr. L & M warranty on roofing material. 35 yr. prorated material coverage after the 15 years. D & D also agreed to repair 3 roof leaks this spring/summer. Alan to schedule.
 3. Action item #7 pool signage, Kathy moved to recommend the resolution and recommends for the changes by Mark on the signage for the pool. making the corrections to the signage, being the removal of *Unit #1*, changing *strictly* and *Individuals*. Gary made the Motion to adopt this signage with the corrections, second by Kathy. All others in were in favor and the motion was passed
 4. Action item #10 & 11, Alan will continue working with Gary Davis on BMP requirements. Moving for further discussion. Alan is leaning toward drop-inlet infiltration- He will talk to Gary more about this when they meet. Alan will also find out the status of BMP's with TRPA. Alan will take information from Steve when he meets with Gary Davis
 5. Action item # 12, Mark will send Traci the Complex for editing.
 6. Alan worked with TTSD to reduce garbage pick-up costs LFGHOA will save \$1300mo/14,000yr. 14 dumpsters – 1 pickup per week have maintenance crew pick up extra trash and take to the dump. Board gave approval for Alan to add extra pick up for busy times. Alan will see how it works through the year.

7. Traci will email board the Infraction Code list.

B: Old Business: Actions Items Annual Meeting Oct. 2015

1. Board to consult with HOA attorney regarding whether there can be separate privileges for renters and homeowners (in relation to use of amenities) **Board to take no action**
2. Pool Committee to address signs (consolidating where possible) and rules to attach to Rec. Cards. **See #7, regular meeting**
3. Alan will continue working on BMP requirements as necessary. **See # 10 Regular meeting**
4. Alan will look into putting some type of sound dampening material at manhole covers that are making noise. **Alan to work with welding and try different materials this spring.**
5. Alan will contact the power company again about the noisy manhole covers. **Alan will do**
6. Alan and the Board will consider how to delineate the meadow area from the common area in light of dogs on leashes and cleaning up after them. Possibly put up a sign and post with doggie bags. **LFG to add dog bag station behind 119 and 123**
7. Alan will look for paddle board racks. **Always**

C. New Business

1. Solar Panel Discussion- After much discussion, the board is to consider whether it is financially advantageous to implement. It is suggested to get more information on costs involved and production in snow. Calculations on savings depend on various factors (tax credits, interest rate on savings, etc.) Board asked questions on how much spending on gas to heat H2O-pools/spa. ACTION: Alan will get costs. Board is not ready to go forward on such a large expenditure. Action: Steve will get information to Alan on solar water Heating contract. Action: Mike/Alan will get historical usage cost and volume numbers from the last 5 yrs. to Mark on gas/electric. Action: Mark will do math on financial efficiency. Continued next meeting. Traci will add to next agenda
2. Alan reported on snow removal contract still \$11,000 under budget.

4. COMMITTEE REPORTS

1. Pool committee reported – Gary will consolidate wording for signage.
2. Alan will start looking for someone for locking spa and pools, during the summer months when security is not present.
3. Dog leash wording accepted as written.

5. INFRACTION REPORT - Occupants have been asked to leave after multiple Infractions.

6. LEGAL -

7. ACCOUNTING

- a. Mike summarized financial reports, nothing notable. Alan spending \$336,000 projected \$396,000 reserves at year end.
- b. Alans projects for 2016, Siding and painting. Storage Lockers, new roofs and latches. Road patches and sealing. Pools/plastering. Playground equipment, tennis court resurfacing may roll forward to next year.

8. WEBSITE – Jason will meet with Traci to go over.

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

1. Board discussed WIFI being installed by the pool/spa. No action to be taken
2. Windows: Board, Alan, Steve and Doug will look at fiberglass windows with currently approved window brands. Will move this to the next meeting Agenda.

10. EXECUTIVE SESSION -

The meeting was adjourned at 11:55 am
The next meeting is scheduled for May 21, 2016