

Lake Forest Glen Homeowners Association
Regular Meeting of the Board of Directors
May 10, 2014 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 8:31 a.m. Present were Nikki Aronhalt, Jim Cochrane, Doug O’Neal, Mark Pierpoint, Mike Robinson, Steve Vanni; Alan Nelson was present by phone. Staff members present were Alan Miescke, General Manager, and Cathy Wencke, Administrative Assistant.

1. APPROVAL OF REGULAR MEETING MINUTES – Jim Cochrane made a motion to approve the minutes of March 15, 2014. Steve Vanni seconded the motion. Doug O’Neal abstained, all others in favor - the motion was passed.

2. HOMEOWNER HEARINGS/CORRESPONDENCE - None

3. MANAGER’S REPORT

A. Action Items 3-15-14

1. Alan will work on getting the best possible costs for implementation of new recreational key system, and begin work on the process of upgrading. Alan updated the Board on the new card system, indicating that the cards have been delivered to the units (with a few being held in the office for pickup), the locks are working, and there have not been any problems. The gates were difficult to modify, but the pool gates have been completed and the tennis court gates/locks will be installed as soon as the weather is a bit warmer (and not windy). There was one issue with the security patrol having cards that did not access after hours, but that has been corrected. There is only one master key (which Alan has control of) which overrides everything – everyone else is being issued cards.

Doug shared an incident at the spa with some people who brought a dog in the pool area. He informed them of the rule, and gave them a verbal warning (explaining that if it happened again it would be an infraction with a fine). He asked that the staff obtain information on the unit number that was used to access the pool area at that time and issue a warning to them

Alan summarized that the total cost of the project came in under budget at approximately \$11,000, which includes the welding. The Board complimented Alan on a job well done.

****ACTION: Alan will obtain a report from the lock to find out what unit’s card was used at the time Doug mentioned, and will speak to the appropriate people to issue a warning.**

2. Cathy will put a note in the 2014 Annual Meeting Folder to add the Satellite Dish Options to the Agenda, to let homeowners know that the issue regarding satellite dish mounting options was discussed by the Board, and it was decided to keep the existing policy in place. Done.

3. **Regarding the HO not willing to replace electrical panel:** The remaining HO is scheduled for next Fri the 15th. Alan didn't have to go further than sending the HO the letter with information and explanations.
4. **Cathy will add a link to the landscaping notice going out to the homeowners. (The link will take them directly to the page on the LFG website showing the approved plants.)** Done.
5. **Mark will send out the facility questionnaire to homeowners.** See discussion in Old Business.
6. **Alan will talk to Gary Davis (engineer) regarding the coverage issue involved with increasing the size of the storage lockers.** See discussion below in Old Business.
7. **After receiving input from the engineer, the Board will discuss the issue of the storage lockers (repair vs. expansion), and Steve will come up with a design for the lockers so budgeting can be considered.** See attached emails from engineer and discuss in Old Business below.
8. **Alan will contact the HO regarding past due HOA account.** Discuss in Executive Session.
9. **Mark will talk with Marshall regarding continuing on Board.** Mark talked to Marshall, who said he is willing to follow whatever the Board recommends. The Board discussed that there are two upcoming vacancies with members up for reelection. There was discussion on ideas of possible homeowners to speak with about running for a seat on the Board. (Alan Nelson, Marshall Jackson, and Brian Kane are up for reelection this year.)
10. **Alan will make arrangements for payphones to be disconnected/removed.** *Done.*

B. Old Business

1. **Storage Lockers.** Board discussed information obtained from Gary Davis (engineer).

According to the engineer, to do correctly we need coverage analysis (which means involving TRPA) which would cost an estimated \$15,000-20,000. (To repair the lockers as they currently exist would not require doing this.)

There was discussion on how to proceed, with some feeling that it would be wise to move forward with a coverage analysis to determine where the complex stands in this regard. Others were concerned about the potential costs, which could grow beyond the estimates provided by the engineer, and felt the topic needed careful consideration. Steve suggested that we come up with two scenarios for the lockers – one involving the coverage analysis and one addressing the necessary repairs but keeping them the same size. The Board would then be able to address pros and cons to each scenario with some figures attached.

Nikki indicated that she would rather know where we stand with TRPA instead of avoiding the issue, which she feels the Board may be doing. Steve thinks we need to put money toward getting them in good repair, since this process may take a lot of time and money, leaving the lockers in poor condition.

Mark looked at some information regarding coverage analysis, and discovered that BMP certification must be completed before the next step. There was discussion on BMP

status – Alan indicated it was left with the County EIP inlet project needing to be done before we are able to contribute to the last treatment of the stream (where our runoff joins in). Nikki suggested tabling the coverage issue until this is done, since we can't really make any decisions until this is completed.

The question was asked whether waiting to address the coverage affects the damaged tennis courts because of the lack of a decision on what to do with them? Alan said he can take measures to make them safe without completely repairing them.

It is not known how many lockers are in need of repair. Steve will assess each locker, and come up with a plan on which ones need to be addressed asap, as well as costs for options (repair, raise up, replace). This isn't on the schedule (budget) until next year, so we have some time to implement. (Alan mentioned that there are 15 that he can think of that are in immediate need.)

****ACTION: Steve will assess lockers and their needs**

****ACTION: Alan will talk to contact at Placer County regarding the BMP issue**

2. **Homeowner Facility Questionnaire.** Mark is still working on finding the time needed to work on it to get it sent out (it takes about 2 hours and he's been busy). He will send a Word document of the survey to Board members so they can review the questions. The main time consuming issue has been trying to work out Survey Monkey's limits of going into spam, and only being able to send out a certain number at a time. This is a limitation of the "free" survey, and would be eliminated if we were to subscribe to their program. The Board asks what the cost would be to subscribe, and Mark wasn't sure – under \$100. Motion is made by Steve, and seconded by Jim to compensate Mark for the cost to be able to utilize the Survey Monkey site at full potential to save time. Mark indicated there would be an option of paying a smaller monthly fee versus an annual fee \$300 – Board elects to do the annual (it will allow for more utilization of the system and encourage them to do more surveys).
3. **The Final Phase of the Asphalt Project** – Alan said that the paving will begin a week from Monday (on the 19th), and that notifications have been given to HO's in the affected units. Gensburg has been working on the drainage ditch (outside the office), and they are hoping to be finished with that area this week. There was some discussion on the new grates that replaced the manhole covers, with mention of the concern over whether there will be an issue with mosquitoes, as well as that they are noisy.
4. **Condition of Pavers** – Alan said that the pavers Jim was concerned about have been tuned up, but he hasn't cut the concrete sections yet. It was discussed that they had decided that repairing portions of the walkways was not ideal, and that whole sections should be done at once. It was suggested that for this issue with the walkways, Alan could possibly get everything prepped and the Board could have a "work weekend" to help replace sections during a weekend time frame. It was also mentioned that there is a bridge that is broken and needs repair.

****ACTION: Steve to assess walkway sections and prioritize needs (based on safety concerns).**

