

Lake Forest Glen Homeowners Association
Regular Meeting of the Board of Directors
October 8, 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 at 8:05a.m. A quorum was established with 8 directors. Directors present were, Nikki Aronhalt, Jim Cochrane, Brian Kane, Marshall Jackson, Alan Nelson, Doug O'Neal, and Mike Robinson. Staff present, Alan Miescke, General Manager and Carol Rainville, Administrative Assistant.

1. **APPROVAL OF REGULAR MEETING MINUTES** – A motion was made by Alan Nelson to approve the minutes of September 17, 2011. A second was made by Mike Robinson. The motion was passed by a vote of seven directors. Doug O'Neal abstained.

2. **HOMEOWNER HEARINGS/CORRESPONDENCE**

There was discussion on the pool closure. The pools were closed on the 15th of September because the health department said our chemical level in the quiet pool was too high. Alan would have had to drain the quiet pool, so rather than waste water to fill it again so late in the season, he made the decision to close the pool. As the weather gets cooler it is too expensive to keep the pools open. The rules and regulations state that the pools will stay open until Labor Day, or later weather permitting. This verbiage will be changed to read **conditions permitting**. Mark Peirpoint will respond to the homeowner that was concerned.

3. **MANAGER'S REPORT-**

There was discussion, updates and resolution on most of the issues on the Action Items 9-17-11 meeting.

The PUD leak was discussed. They found a hole in their line and repaired it. Alan Miescke will be in touch with the PUD concerning this water loss.

A new committee will be formed to look into internet, television and phone options for Lake Forest Glen. It will be called the Communication Services Committee. Marshall Jackson will be the chairperson, Nikki Aronhalt, Jim Cochrane and Marten Stenfors have volunteered to help.

The concrete porch repairs will be discussed at a future meeting.

Mike Robinson shared that the low flow water device he mentioned last meeting is called a Flow Master. The object of sending out a letter about low flow water devices is to give general information only, possibly helping to save water.

A. OLD BUSINESS - None

B. NEW BUSINESS

1. Dealing with Unit owners who do not respond to letters asking them to comply to Architectural Standards – Tabled until the next meeting.

4. COMMITTEE REPORTS

Alan Nelson and his committee recommend making some of the fines higher that involve public safety. The board tabled the fines discussion for a future meeting.

The committee also suggested new verbiage to be added to the Rules and Regulations under the heading "Use of Facilities". A motion was made by Mark Pierpoint to except the new verbiage to be added to the Rules and Regulations and seconded by Nikki Aronhalt. All were in favor.

The board also felt violations 1010 and 1011 could be combined and 4001 and 4005 will be eliminated from the fines list. It was felt that the monitoring, consistently enforcing, and fining be kept as simple as possible and that it will help maintain control. The board thanks the committee and their chairperson Alan Nelson for their hard work!

5. INFRACTION REPORT - None

6. LEGAL - None

7. ACCOUNTING

A. September 2011 Financial- Mike Robinson and Alan Miescke forecasts are right on track. Their projections are conservative.

B. Smith-Barney Statement – None

C. Delinquency Report – The board reviewed.

D. Delinquency Tracking Graph – The board reviewed.

E. Dues Analysis Report Graph – The board reviewed.

8. WEBSITE - None

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

There was some discussion about the spa plaster wearing away. Doug O'Neal suggests looking at a product called "pebble tech" it has a 50 year warranty. Alan has recently fixed some of the spots that were deteriorating. Alan will look into alternative materials to use for its repair. The spa may need complete restoration.

12. EXECUTIVE SESSION –

Employee compensation was discussed.

The meeting was adjourned at 9:15 am.