

**Lake Forest Glen Homeowners Association**  
**Annual Meeting of the Board of Directors**  
**October 8, 2011 – 10:00 a.m.**  
**Held at the Tahoe City PUD Board Room**  
**221 Fairway Drive**  
**Tahoe City, California 96145**

**MINUTES**

1. CONVENE/CALL TO ORDER - President, Mark Pierpoint called the meeting to Order at 10:05 a.m. A total of 8 directors were present and a total 82 of unit homeowners represented by ballot, proxy or in person establishing a quorum. Directors present were, Nikki Aronhalt, Jim Cochrane, Brian Kane, Alan Nelson, Marshall Jackson, Doug O'Neal Mike Robinson, and staff present Alan Miescke, General Manager, and Carol Rainville, Administrative Assistant.
2. APPROVAL OF 2010 ANNUAL MEETING MINUTES – A motion and a second  
The minutes were approved unanimously.
3. PRESIDENT’S WELCOME, INTRODUCTION OF BOARD & STAFF AND REPORT –  
Mark wanted to personally thank the board members and staff for their efforts and contributions. It has been an interesting year, with challenging problems that are not always black and white.

- A. Roofing/Painting - To date we are 90% done with the roofing. There are 14 units left to be finishes in the summer of 2012. Our three year workmanship guarantee on the roof will begin when work is complete. The board does not want to rush the finish. The painting will not be completed this fall due to the change in weather. Thanks to Alan and Mike for excellent budgeting and implementation for this project, done with out any new assessments.  
Side note about the pools - The board spent many hours in discussion about how to make the pools work for our homeowners. The board wanted to find a balance between the family the pool and the quiet pool. We ended up enhancing the family pool with flying flags, free juice drinks, pool toys, flyers and arrows directing people to the family play pool.

Thanks you to the homeowners for paying their dues in a time when the economy is down. Total Outstanding dues are the lowest they have ever been.

Highlights of this year included no large increase in dues, paving will begin next year, landscaping has a budget, a seasonal person will be hired to help with the grounds and prudent spending.

- B. Meadow Project Update – Brian Stewart, new project manager from Placer County Engineering came to speak about the meadow project. He gave an explanation of the original plan and what has been done to date. He brought along picture boards to show homeowners detail of the plans and maps.
- C. Flood Plain Information - Placer County has gone through analysis for the flood plane and map revision, LOMAR (Letters of Map Revision) and the work a has been shipped to FEMA, which they are reviewing now. The process to get LFG out of the flood plane may take another year and a half. At that time it will allow homeowners to cancel their flood insurance. Brian will keep us posted. Brian is also confident that the job has been completed in the best way. There will be interaction back and forth with FEMA.

The re-vegetation is beautiful. Brain says the flow is on public land now. There is another phase for source control to the south side to treat runoff. That will start in approximately two years and there is no budget for it yet. In the future we may see some kind of educational interpretive signs

and trails.

It was suggested that there be better signage at the UC Davis Fish Hatchery at Lake Forest Rd and Hwy 28 bike trail crossing. The PUD and Cal Trans are responsible for signage.

4. NOMINATION COMMITTEE

- A. Request for nominations from the floor – There now requests from the homeowners.
- B. Introduction of candidates - Brain Kane, Marshall Jackson and Alan Nelson were introduced and they all spoke of their intentions to work with the homeowners and on the board.
- C. Voting for election of directors – The votes were counted and tabulated by the inspector, Marshall Jackson and two homeowners.

5. GENERAL MANAGER'S REPORT - Alan Miescke, General Manager

- A. Key Projects in the Future – Alan spoke about projects in 2012. A feasible plan to renovate the storage lockers will begin, which will include the utility enclosures.  
The asphalt project, concrete porch replacement/repairs and brick restoration will also begin. In 2014 we hope to be done with the TRPA and BMP (Best Management Practice) and there is funding to complete this. To be continued.
- B. New Insurance- We are now back to Framer's Insurance because our premium with Traveler's increased by \$5000.00. Farmer's gave us a good premium with great coverage. A reminder to homeowners, please make sure you have a condo Owners Insurance Policy which supplements the Association's Master Insurance Policy and flood insurance if needed.
- C. Tennis Courts - There was discussion about tennis court renovations, which may happen in the future. There is interest in turning one of the four tennis courts into a multi-purpose use court. These amenities add to property values at Lake Forest Glen. Big project decisions are made on a year by year basis. The board and management carefully reviews and accesses every project.

6. FINANCIAL REPORT BY MIKE ROBINSON, TREASURER

- A. Review of 2011 Budget- The 2011 budget was discussed and all phases reviewed.
- B. 2012 Budget Draft Review- Mike and Alan Miescke have met many times to plan and work on the new budget. Mike put together an excellent in-depth budget presentation and discussion with the homeowners. The goal is to provide prudent fiscal management and not to create future problems. By doing a lot of in house work such as help with around the clock snow removal, pre-painting trim pieces/roof vents and buying roof materials in bulk have all helped to keep costs down. The homeowner complimented the board and management on a good job.

The landscaping budget is \$60,000. In 2012 we hope to use part of the budget moving slowly to see if we are confident in the landscaper and his work. Jim Coburn expressed a plan/vision to start with the common areas and because of all the asphalt it would be nice to soften the look with scrubs and bring in some color with flowers beginning at the main entrance. Also a drip system to replace the sprinklers in an effort to save water. The in 2013 we can do more.

There was a short discussion about increasing dues, operating budget and reserves, once again the board will stay prudent and assured homeowners that the reserves have to be there for future years, when the roofing and painting cycle begin again. Mark Peirpoint suggested that at anytime homeowners can email him or any board members with their concerns.

7. OPEN SESSION –

A homeowner was concerned about a lot of noise around their condo at all hours. Alan Miescke explained about security patrol times, curfew and that homeowners are able to call the sheriff at any time to report the problem. Also let Alan know and he can go speak to them.

Homeowner wondered if there would ever be a hot tub at the family pool. The board said that might be a possibility in the future.

Another Homeowner suggested getting any pipe work done before new asphalt is put in, all agreed.

There were concerns about large raccoons in the area and misuse of the dumpsters. Do not leave doors open and again do not feed them. Homeowners expressed how much they love the family pool enhancements.

Drainage improvements were suggested to be done before asphalt project.

A homeowner was concerned about snow loads when she is not up often in the winter and it was suggested that she use her property management company to come in and inspect the unit for her. Alan stays in touch with engineers and their recommendations.

Electrical panels are being brought into compliance. The panels will have to be updated if you sell. Carbon Monoxide and smoke detectors will have to be installed as per the building department.

8. ELECTION RESULTS – Mark Pierpoint reports that all candidates are duly elected.

There were 3 candidates for 3 open seats.

Number of units:	234	
Not eligible to vote:	2	
Ballots cast:	82	
Abstentions:	0	
Voided ballots:	0	
Brian Kane	79	elected
Marshall Jackson	82	elected
Alan Nelson	82	elected
Write-in(s):	None	

9. ADJOURNMENT- The meeting was adjourned at 12:48pm