

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

November 19, 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 8:35a.m. A quorum was established with six, board of directors. Directors present were, Nikki Aronhalt, Jim Cochrane, Brian Kane, Steve Vanni and Alan Nelson by phone. Staff present, Alan Miescke, General Manager and Carol Rainville, Administrative Assistant.

1. **APPROVAL OF REGULAR MEETING MINUTES** – A motion was made by Brian Kane to approve the minutes of October 8, 2011. A second was made by Nikki Aronhalt. The motion was passed by a vote of five directors. Steve Vanni abstained.

2. **HOMEOWNER HEARINGS/CORRESPONDENCE** - None

3. **GUEST SPEAKER** - The guest speaker will be reschedule for the January or February meeting to talk about the asphalt project. It was suggested to fill in swales, put in pipes covered with gravel which would take some engineering and/or possibly cover with steel or fiberglass grates. Mc Nichols is a company that makes the grates. Options for the swale topic will be explored before paving begins.

4. **MANAGER'S REPORT-**

There was discussion, updates and resolution on most of the issues on the Action Items 10-8-11 meeting.

1. Mark talked with the homeowner who was concerned about pool closure. She felt her concerns had been heard. It was suggested to keep pool open through September and to keep patio furniture out. The rules and regulations are pretty clear and the board stands by them. A sign will be posted to warn of the cooler pool temperature. The kid's pool will be closed as usual.

2. Mark talked with Rules and Regulations Committee chairman.

3. Alan contacted the PUD concerning water loss with their leak. Alan talked to Tony at the PUD and he will see if we can get some kind of credit. The repairs caused better water pressure in the sprinkler system. PUD lines will need to be replaced before we asphalt. Alan and Mark will come up with a couple of formulas to help calculate the loss.

4. Alan requested data from Pebble Tech for product to repair spa. Alan will call the contractor Adam's Pool & Tile and get an idea about resurfacing the spa.

5. Alan will call another company to do asphalt. – Tabled

6. Alan has a rough draft of window spread sheet to help understand how the window replacements stand and will tune it up.

7. Alan has contacted Fong about Roof Warranty and Liens. He is on vacation and Alan expects to hear from him. Nikki Aronhalt suggests asking him about inside damages coverage. There are fourteen units be finished. The roofing company will start up again in the spring of 2012 on Unit 221 through 234.
8. We are in contact with Fong about a lien on a unit that is delinquent.
9. Marshall has started the process of looking into communication services for LFG. He will report on this at the next meeting.
10. Concrete Porches are on Old Business.
11. Rules and Regulations are complete.
12. Codes and Fines are complete.
13. Alan will write a letter to address non compliance to Architectural Standards. Discussed under New Business, how do we get HO to comply?

A. OLD BUSINESS

1. Finalize Infraction Dollar Amounts – There was a long discussion at the last meeting. Bottom line was to keep fines at \$50 first offense with seconded offense doubled, third time tripled. The committee felt that the public health and safety items should have a higher fine. Alan Nelson reminded the board that these fines may be changed at a later date if need be. A motion was made to accept the \$50.00 fine amount on infractions by Jim Cochrane. It was seconded by Steve Vanni and five were in favor. Brian Kane voted against. Motion was passed.
2. Steve Vanni talked about concrete porch repair alternatives. In the past Steve has brought the board samples of materials and nothing be came of them. The board discussed how to repair the porches. Alan will come up with an efficient way to repair them. There are approximately 117 units that have concrete porches. The object will be to make them consistent in appearance (ratty vs. presentable), concrete being the best way to go. The cost may be around \$700.00 to \$1000.00 per unit. A budget will be needed. It was suggested to make a spread sheet to assess the issues showing status of porches, how severe they are, how many are not presentable, how many slope away and etc. Steve and Alan will access the porches in the spring and create a spreadsheet for porches to be restored. To be continued.
3. D&D roofing requested payment for material bought in advance. The board said no. The balance for the roofing will be paid upon completion.

B. NEW BUSINESS

1. Dealing with Unit owners who do not respond to letters asking them to comply to the Architectural Standards. Alan Miescke is concerned with homeowner with unsafe decks, lights, broken window and etc. The recommendation from the board is for Alan to put together a warning letter of non-compliance referencing page 26 of the CC&R's work to be done by a certain date, a second letter to let them know the cost if the association has to do the work and if so it will be billed to them. If not paid there will be a lien put on the unit which will include legal fees. Alan may want to do the same for window replacements. This type of paper trail will protect the association.
2. Meeting dates for 2012 board meetings were set.

5. **COMMITTEE REPORTS** - None

6. **INFRACTION REPORT** - None

7. **LEGAL** - None

8. **ACCOUNTING**

A. October 2011 Financial- The board reviewed and discussed the report. Alan Miescke stated the painting contract amount for 2011 was not put in the operating budget so this category shows a large deficit. Alan will ask Frank Mooney to add this before the year end statement.

B. Smith-Barney Statement – None

C. Delinquency Report – The board reviewed the report and were pleased to see only two delinquent accounts. Further discussion went on in the executive session.

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**

12. **EXECUTIVE SESSION** –

The board discussed various actions to take on two delinquent units and these actions will be taken along the lines discussed.

The meeting was adjourned at 11:02 am.