

Lake Forest Glen Homeowners Association
Regular Meeting of the Board of Directors
October 11, 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 8:55 a.m. Present were Nikki Aronhalt, Jim Cochrane, Alan Nelson, Doug O’Neal, Mark Pierpoint, and Steve Vanni. Staff present were Alan Miescke, General Manager, and Cathy Wencke, Administrative Assistant. Also present were Kathleen Livermore and Jason Kary, candidates running for open board seats.

1. APPROVAL OF REGULAR MEETING MINUTES – Steve Vanni made a motion to approve the minutes of September 27th, 2014, and Jim Cochrane seconded the motion. Doug O’Neal abstained, and all others were in favor - motion was passed to approve minutes.

2. HOMEOWNER HEARINGS/CORRESPONDENCE – None

3. MANAGER’S REPORT

A. Action Items 9-27-14

1. **Alan will continue to work with Gary Davis over the winter on completing preliminary BMP calculations.** Alan indicated that this will be worked on during the winter, and that there has been financial planning to cover this issue.

****ACTION: Alan will work with Gary over the winter months.**

2. **Cathy will add the storage locker item to future agendas to allow for continued discussion.** This was discussed in Old Business.

3. **Mark and Mike will continue to work on the accrued amounts of employee sick/vacation accruals, as well as the employee manual wording, and bring back to the board at a future meeting.** This item was tabled until the next meeting – Mike and Mark are still working on it. They are putting together a report outlining the current problem and proposed solution/new policy.

****ACTION: Mike and Mark will present report at next board meeting.**

4. **Mark will put together survey info to present to HO at annual meeting.** Mark put together a power point presentation for the annual meeting that outlines the responses for the homeowner survey. This will likely be what leads discussion at the HO meeting.

5. **Alan will talk with security guards to get feedback on what issues they experienced on their pool patrol.** Alan said there was nothing unusual reported, according to the owner of the security company. They are planning to do again next year. The addition of the security guard made a substantial difference with the nighttime issues, but did nothing to address problems occurring during the daytime hours. One of the ideal functions was they were onsite to make sure the gates were locked up on time each night, preventing late night noise.

6. **Alan will contact Fong and health dept. regarding swimming pool fence requirements.** Alan spoke with a representative at the county who said they only require the fence to be 5 feet high; he also distributed an email from Mr. Fong that indicated the rules about segregated pool use has gotten

worse, not better. Mr. Fong also indicated that installing a hot tub at the family pool will not allow us to identify an adult/child differentiation for the separate pools.

Alan obtained a mesh panel to install on the gate to prevent people from opening it without the card (by reaching through to the handle). He will be taking care of that installation soon.

****ACTION: Alan will install mesh panel on gate(s).**

Alan N mentioned having conversations with other HO who asked to have the security guards present for more hours in the future.

There was discussion regarding reduction of pool hours, planning for having the security guards available for the 4th of July next year (they were already booked when we asked this year), along with the HO input from survey results as being relevant to the discussion. It was decided to continue this discussion throughout the next meetings to prepare for next season. Alan said the cost of a security guard has been included in next year's budget.

****ACTION: Cathy will keep "Swimming Pools" on the agenda for future discussion.**

B. Old Business

1. **Swimming Pool Issues** – Tabled for future meeting.
2. **Storage Lockers** – Alan said that they have added \$26,000 to the budget in 2015 for planning purposes, and the board agreed to continue discussion on this issue during the winter sessions.

****ACTION: Cathy will keep "Storage Lockers" on the agenda for future discussion.**

C. New Business

1. Annual Meeting Discussion

There was discussion regarding the establishment of board proxy votes, and the board will write down their choices and give to Nikki. Nikki will ask for a couple of volunteers to assist with the counting of ballots at the beginning of the meeting.

4. COMMITTEE REPORTS –

Jim reported one member being removed and two being added to make for 11 members on the landscaping committee.

5. INFRACTION REPORT – All infractions have been paid.

6. LEGAL – None

7. ACCOUNTING

- a. **September 2014 Financials** – Not yet received.
- b. **Delinquency Report** –
- c. **Delinquency Tracking Graph** -
- d. **Late Dues by Month Graph** -
Nothing noteworthy to report.

8. WEBSITE –

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

Alan shared his concern regarding the issue with Charter cable that he would like to bring up at the annual meeting, since this is becoming a more common problem for homeowners. He has been talking with a supervisor at Charter Communications to see what can be done to resolve the problems, and how they can possibly work together. Some buildings do not have conduits running underneath. He would like to have permission for he and the maintenance crew to assist by running the lines back into the attics to get everything set up for future needs of homeowners. In previous discussions, we did not want to have the lines in the attic, but this may be the best way to solve the problem. He would like to do this during the slower winter months to have the lines present in preparation for future needs. Staff and Charter would run new lines to the attic access panel and bundle up enough wire at that point for future hookups. The issue of running the lines throughout the units would then fall to the homeowners.

It has become a consistently recurring problem and Alan believes we really ought to fix it. He is trying to get charter to cover the cable lines (materials). It will take Alan, Juan and Pedro's time to accomplish. He thinks they could possibly complete about 20 units a day, and they would be doing the work in between snow removal needs. He believes the issue will likely be brought up by HO's at the meeting. The board will report that we are investigating it, as they feel we need to have the commitment from Charter on what they will agree to supply before the decision is made for us to supply the time (labor) needed.

Alan also mentioned that by doing this all at once now, we would probably save quite a bit of time in the long run of having to do each unit individually (since it is likely that we will decide at some point in the future that it is our responsibility to assist the homeowners with this). The supervisor is supposed to get back to Alan regarding what they are willing to supply in the next few days. Alan will then contact the board for approval to proceed.

10. EXECUTIVE SESSION –

- **Employee Manual Wording, Sick/Vacation Accrual –** Tabled to next meeting.

Motion was made to adjourn the meeting by Steve, and seconded by Nikki, with all in favor.

**The meeting was adjourned at approximately 9:50am.
The next meeting is scheduled for November 15th, 2014.**