

Lake Forest Glen Homeowners Association Board Meeting
 Saturday October 10th, 2020
 Virtual meeting via Zoom

Minutes

Time	Agenda Item	Lead	Minutes/Actions
08:30	Meeting to order	Mark	Meeting called to order at 8:33a, Board Members: Mark P., Alan N., Jason K., Jim C., Doug O., Gary L., Kathy L., Sari S., Josette R. (Titles can be found at lfghoa.com) H.O.: Jeff Office: Alan M.
08:30	Approval of the minutes of last meeting	All	Minutes of August 15 th meeting: Kathy proposed, Jim seconded. Approved unanimously Action: Jason committed to make some modifications to clarify the minutes topics Minutes of July 18 th meeting given no other changes provided, Mark moved to approve, Jim seconded, approved unanimously
	Actions:		
08:35	Trash/bear box update	Alan M	Alan reviewed his research on bear boxes and noted that we have the best boxes currently available and has made some changes to the chains and locking over night to reduce any gap under the lid. Sari commented about the human factor. There was some signage done for Labor Day. Sari asked whether Alan had looked into specific cardboard box dumpsters due to additional cardboard from internet deliveries. Believes that they are cheaper. Alan N asked for clear signage Actions: Alan – to investigate cardboard specific dumpster, potential we could trial run this Sari – Further develop the signage, she will ask Jessica and Helen and Alan M
08:45	Dog leash rules: 1. Homeowner letter from J Taff 2. Rules & Regs update	Alan N	Thanks to Jessica for her proactive proposal on dogs, being a dog owner Rules & Regs committee proposed new wording, and was clear about “no exceptions”. Enforcement would be notification to Alan, with a reminder followed by a fine Alan M, OK with proposal and enforcement, though we need clarity on fines and duration Doug, Placer has a leash law, but it never seems to be enforced. Why are we going to enforce. Alan N commented that Placer highlights that this is one of the areas they are working on. Alan N provided other examples of why leash laws are valid from dogs nearly being run over, running up to children etc. Josette made a motion to accept proposal, Kathy seconded. Sari suggested that the board does not have the power to make this change wrt page 29 of the CC&Rs. The actual wording in the CC&Rs is “No animals shall be permitted outside of the Lot of the owner of said animal unless said animal is under the

			<p>control of a responsible person by means of a leash or other reasonable restraint.” In the past we have allowed “reasonable restraint” to include a voice command, as clarified in the rules & Regs, however, this is now being changed. Merriam-Webster defines restraint as– (1) a measure or condition that keeps someone or something under control or within limits -</p> <p>All in favor except Sari who abstained.</p> <p>Action: Alan M – update Rules and Regs with new wording: “Unattended dogs MUST be confined within the owner’s unit or on the rear deck only. • While in the common areas, all dogs must be on a leash AND attended by and under the control of a responsible person, NOT one or the other.”</p>
09:00	Architectural review request – Unit 134	Gary	<p>Thanks to Jeff Ishak for a very clear written request with excellent drawings. After a wide-ranging discussion, Mark made a motion to pass the request to the committee, Alan N seconded.</p> <p>Action: Gary - to provide details to the architectural committee and provide feedback to board by Nov 5th so board can consider and vote at the Nov 14th meeting</p>
09:15	<p>Financials:</p> <ol style="list-style-type: none"> 1. July Financials 2. August Financials 3. Dues aging report 	Jason	<p>No issues at this point. Alan M noted that the homeowner with the largest debt had made a significant payment in the past week – there are no issues with outstanding dues.</p> <p>Sari commented that we need to ensure that at least once per year, as defined by CA code 1365.1, 1365.2.5, we need to inform homeowners about the state of any foreclosures etc. and any outstanding dues balance.</p> <p>Action: Mark - to review specifics and ensure that we have the correct documents in our annual notification</p>
09:25	Board member comments and request for future agenda items	All	<p>Announcement of the board meeting on the web site was incorrect as being at 8am and in the office. Sari stated that in order to have open, accessible board meetings, we need to have accurate information for homeowners to be able to join</p> <p>Action: Alan M – ensure that meeting notifications are accurate and updated on the web site</p>
09:30	Meeting adjourn	Mark	Meeting adjourned at 9:50a