

Lake Forest Glen Homeowners Association
Regular Meeting of the Board of Directors
July 18, 2020
Held via Web Meeting/Zoom/Telephonically

MINUTES

CALLED TO ORDER BY: President Mark Pierpoint at 8:31a.m.

Vice President Alan Nelson, Treasurer Jason Kary and Directors Jim Cochrane, Doug O'Neal, Gary Leach, Kathy Livermore, Sari Stenfors and Josette Reina-Luken all appeared via Zoom.

General Manager Alan Miescke appeared telephonically and Administrative Assistant Jessica Narlock appeared via Zoom.

Homeowner Michelle

1. Approval of June 13, 2020 Regular Meeting Minutes – **Kathy made a motion to approve the June 13, 2020 minutes, Doug seconded the motion, Mark, Jason, Alan, Jim, Gary, and Josette voted for approval, Sari abstained. The minutes were approved by majority vote.**

2. HOMEOWNER HEARINGS/CORRESPONDENCE –

- 1) Email from homeowner regarding pool closure. **Jessica sent email to homeowner thanking them for their comments and informing them of the boards discussion and decision.**
- 2) Email from homeowner regarding reimbursement on dues because of pool closure. **Jessica sent email to homeowner thanking them for their comments and informing them of the boards discussion and decision.**

3. MANAGER'S REPORT –

A. Action items 07-18-20 meeting:

Alan:

- 1) Alan call other HOA's in re: lights & ADA
- 2) Contact 224 to get schedule to start repair work
- 3) If necessary contact Fong regarding "storing info" & "document production"
- 4) Prepare check for ADA Specialists first estimate #2264 \$4900k

Alan in re Landscape:

- 1) Removal of 224 deck, stumps & roots

Jessica:

- 1) Respond to homeowners emails regarding pool closures and reimbursements
- 2) Call McClintock regarding data storage (how long, what to keep and where to keep it)
- 3) Ask McClintock if he knows what we are legally required to produce upon request. If he doesn't know then Alan will contact Fong.
- 4) Also ask McClintock about CCPA compliance.
- 5) Update electronic consent form
- 6) Create form regarding SB 323 legislation and sharing homeowner information
- 7) Update website with approved June minutes
- 8) Update website regarding continued pool closure

Josette:

- 1) Contact Chris w/ADA Specialists to check if the final "drawings" acceptable for building permit and contractor proposals.

B. Old Business –

1. Project proposals & budget finalization. **The board allocated \$25k in 2021 for the "lighting" project, the \$15k in the budget for pools in 2020 will go towards the ADA compliance & engineering plans, the ADA compliance budget for 2021 will be increased to \$100k, the landscape budget for 2020-2021 will be increased to \$10k, the \$10k in 2021 for BMPS will likely go hand in hand with the ADA compliance, allocate \$2k for climate control in the office and the paint scheme for the next painting cycle will remain the same. Mark made a motion to accept the \$666k for operating expenses in 2021, a reserve transfer of \$377k, and to keep the dues flat with no increase in 2021, Kathy seconded the motion, all in favor.**
2. Footpaths/Pathways/Repairs. **The board determined replacing the asphalt footpaths with pavers should be tabled and the money allocated towards other capital improvements**

3. Develop Safety Plans for pool/spa based on Placer County guidelines for re-opening. **Discussed doing a “voluntary barrier project” to go hand in hand with ADA compliance. Josette made a motion to approve the \$5k estimate for the inspection report from ADA Compliance Consultants, Inc., Alan seconded the motion, all in favor.**

C. New Business –

1. Sari’s change to approved architectural modification request regarding colors. **The colors were approved by a unanimous vote (see motion below under Architectural Committee report.**
2. OKR’s – reporting on the latest real estate values. **Sari discussed the home values at Lake Forest Glen and how a 3 bedroom unit just sold for \$510k.**
3. 4th of July parties during COVID. **Discussion ensued. Overall opinion of the board was that the “parties” involved were mostly respectful of other units, they did not violate the 10:00 p.m. noise curfew and when the police were called to the scene they did not issue any citations or make the “parties” disburse.**

4. COMMITTEE REPORTS –

1. Landscape Committee report. **From Jim’s proposal the following items were approved, #3 stump removal behind units 221-224, #4 trees planted along “back fence area” will be willows for \$6k, #6 maintenance remove dead shrubs & flowers around front entrance, pools, tennis courts & gazebo for \$1.5k, #8 consulting fund \$1k max.**
2. Tennis Court & Pool Committee report. **The committee recommended the board keep the pool closed until further notice. Mark made a motion to accept the committee’s recommendation to keep the pools closed until further notice, Josette seconded the motion, Alan, Jason, Gary, Kathy, Jim and Josette voted in favor, Doug voted against, the motion was passed by majority vote.**
3. Architectural Committee report. **Mark made a motion to approve the Milgard “harmony” color and the Jeld-Wen “desert sand” color, Jim seconded the motion, all in favor. Doug reminded the Board that a Certified Engineer’s report must be submitted to Alan for approval before construction can begin, and if the windows contain grids, they must be the flat grids.**
4. Vision Committee report. **This topic was not discussed due to lack of attachments. Continue to the next meeting.**

5. INFRACTION REPORT – None.

6. LEGAL – None.

7. ACCOUNTING – Monthly Financial Report as of May 31, 2020. Report reviewed, no changes noted, report accepted and approved.

8. BOARD MEMBER’S COMMENTS/REQUESTS/NON-AGENDA ITEMS –

9. EXECUTIVE SESSION – Review salaries to enable Jason to close the budget. Executive session began at 12:45 p.m.

The next meeting is scheduled for **August 15, 2020**

****All board members are to read and be aware of all agenda items, including the Manager’s Report. If there are any questions call staff prior to the board meeting. Unresolved packet issues can be brought to the Board for final resolution. For any questions about this memorandum please contact Mark Pierpoint.*