

LFG HOA Board Meeting Minutes Saturday May 14th, 2022

Hybrid Meeting - Office/Virtual Microsoft Teams

Agenda Item	Lead Person	Discussion Action
Meeting call to order	Mark	8:32AM
Persons present	Mark	Office: Alan M, Jim Cochran, Doug O’Neal, Jessica Taft, Barbara Schoen, HO Bill Schoen Virtual: Mark Pierpoint, Alan Nelson, Kathy Livermore, Josette Reina, Jason Kary, H.O. Units 125/110, 126, 77, 47
Approval of March 19 th , 2022 minutes	Jim Cochran Barbara Schoen Board	Motion to approve Second All in favor, Passed.
Approval of April 6 th , 2022 special board of directors meeting	Jim Cochran Kathy Livermore Board	Motion to approve Second All in favor, Passed.
Homeowner Hearings/Correspondence 1. Spectrum 2. Safety & STRs 3. TCPUD 4. Parking infractions	Board Mark Pierpoint Mark & Alan M Board	Discussed, No action. Moved to Executive session ACTION: Mark will respond to H.O. and Alan M to contact H.O. with response No contact from unit owner or occupant. Board discussed all in favor to proceed with fines ACTION: Alan M after 15 days to put charges on H.O’s monthly statement
Actions from 3/19/22 BOD Meeting 1. Post approved minutes from 3/19/22 2. Board summarized survey comments 3. Survey draft 4. Spectrum (+ Numbers 5. 6. 8. 12. 13. 14.)	Alan M Board Mark P Board	ACTION: Alan M post to website ACTION: All board members to send Alan M written summary to be added to these minutes (<i>See attachments Q1-Q7, Q9</i>). <ul style="list-style-type: none"> • Kathy – Q2, Alan N – Q3 & Q4, Josette – Q5, Jim C – Q6, Jessica – Q7, Mark P – Q9, Doug O – Q10 • Doug to provide information from Q10 in next meeting under old business Remove all personal information – Done <ul style="list-style-type: none"> • Board voted at special meeting 4/6/22 to send out approved ballot and planned details to all H.O’s sent 4/11/22 • Ballots received and counted 5/13/22 – Results 127 Yes, 40 No • Much discussion followed whether this ballot should have been secret/anonymous. Also the questions can the \$68 be applied, and when, to each H.O’s account and there is a 20% dues increase limit as per the governing documents

<p>7. Remove magnetic door screens on front and rear doors at LFG</p> <p>9. Remove pine tree behind unit 126 because “stuff falls from tree and blocks sun”</p> <p>10. Alan to ask Tahoe City Fire Department to survey all LFG common area</p> <p>11. Lawn renovation</p>	<p>Kathy Livermore</p> <p>Josette Board</p> <p>Alan M</p> <p>Board</p> <p>Alan M</p> <p>Alan M</p>	<ul style="list-style-type: none"> • Motion. Send to Richard Fong (HOA Attorney) both questions with background information (emails etc.). <ul style="list-style-type: none"> ○ Question 1: should this vote have been accomplished by using a secret ballot? ○ Question 2: the existing \$10 dues increase (Jan 2022) plus the \$68 per month proposed increase, exceeds the 20% (of \$370) maximum allowed dues increase by the board. How should this be handled? • Second. • All in favor – Approved. ACTION: Alan M to send as directed to Richard Fong all information • Additional comments concerning Spectrum <ul style="list-style-type: none"> ○ Mark – Board has a legal write to offer this bulk rate plan ○ H.O. Comment – Try to get Spectrum to reduce additional monthly fee to less than \$64 to get below the 20% ○ H.O. Comment – Board should accept vote, move on ○ Barbara – Roughly 60 days after signing of contract is when bulk rate takes effect on the monthly statements <p>Alan removed all he could find. There might be more found after the snow melts. Mark asked if the architectural chair Doug O’Neal would consider adding this to the standards. ACTION: Doug responded “no, but will look into <i>rolling-type</i> as an option”</p> <p>After discussion, board agreed to not remove this tree. Motion – Doug O. Second – Jessica T. 7 voted yes, 1 abstained (Jim C). Motion passed. H.O. of unit 126 was present at this meeting and agreed to accept the Board’s decision.</p> <p>Alan met with fire department. The department is now required to inspect exterior of any unit requesting an STR permit, therefore they cannot take the time to survey all of LFG. Alan stated that past common area inspections (3 or more) have been positive, no action required.</p> <p>Alan has called two landscape contractors to come out and meet to inspect the lawns. No response at this point, will continue to make calls.</p>
<p>Old Business – Pool/Bath/Foot path renovation</p>	<p>Alan M</p>	<p>More demolition, framing, plumbing, structural supports planned for the week of 5/16/22. Alan waiting for two bids for the asphalt paths. Contractor also sending up his asphalt contractor to prepare his proposal. Alan also expects welder this week (5/16) to install pickleball gate.</p>
<p>Committee Reports</p> <p>1. Governing Documents</p>	<p>Alan N</p>	<p>The Rules and Reg’s Committee has been reviewing the first draft of the “FOURTH AMENDMENT AND RESTATED DECLARATION” of our Governing Documents from our attorney. Brian Hanley.</p>

2. GM Retirement Planning	Mark	<p>ACTION: We will meet again after this month to discuss and determine our next steps in this process.</p> <p>The admin committee completed the 14 page RFP (request for proposal) and the cover letter for individual and property management companies.</p> <p>ACTION: Alan M to send to individuals and property management companies listed by the committee.</p> <p>Alan M informed the board that he created an account with indeed.com advertising the GM position. Over the past three weeks, Alan has reviewed 70+ resumes, made numerous calls, and had 5 in office interviews (Board member Doug O’Neal attended and assisted greatly with these interviews). Alan and Doug recommended two candidates and sent these resumes to all Board members. Mark agreed to call them and make office meeting appointments around 5/26/22 (or later if possible). Alan M again stated the best staff structure would be to have a GM in the office fulltime, and a third person in the field. This would be the same number of employees and roughly the same cost as today.</p>
Financials	Jason Kary	The treasurer approved the monthly financials for February and March (prepared by our CPA) with no concerns
Open Session		
1. Approval of 2021 audit	Board	<p>Mark – Motion to approve the final 2021 audit performed by Porter CPAs</p> <p>Barbara S – Second</p> <p>7 voted yes, 1 abstained (Jim C) – Motion Passed</p> <p>The resolution (at this meeting) to accept form provided by Porter CPAs, will be part of these minutes signed by Presidents and Treasurer (<i>See attachment A</i>)</p>
2. Request for Homeowner list	Barbara S	<p>Barbara asked for the complete Homeowner list to contact Homeowners concerning July party.</p> <p>ACTION: Board agreed that Barbara should provide the message to Alan M, and he will send out to only those Homeowners that want H.O. to H.O. emails or paper correspondence</p>
3. Newsletter	Jessica T	ACTION: Asked all Board Members to provide more material by the end of May to put in the newsletter
Executive Session	Board	Discussed legal issues.
Adjourn Meeting	Doug O’Neal Jim Cochran Board	<p>Motion to adjourn</p> <p>Second</p> <p>All in Favor, Motion Passed</p> <p>Time 11:47AM</p>