

LFGHOA Board Meeting *MINUTES* Saturday, March 19, 2022

Virtual Microsoft Teams Meeting

Time	Agenda Item	Lead	Purpose
8:40	Meeting to order	Mark	<ul style="list-style-type: none"> Board Members: Alan N, Josette R, Doug O, Jason K, Kathy L, Jessica T, Barbara S, Jim C, Mark P. Homeowners: Ralph (98), Kevin (110/125), Edmund (146), Paola & Chester (155), Jim (47) Office: Alan M, Joslynn W.
8:40	Approval of Minutes: 2/12/2022 Meeting Minutes	Board	<ul style="list-style-type: none"> Kathy motioned to approve minutes, seconded by Barbara. <p>Discussion about spectrum bulk item. All in favor.</p> <p>Action Item: (Joslynn) 2/12/2021 BOD Final Minutes – Make edit to Actions from last meeting, item #4, last sentence. Post to lfghoa.com</p>
8:44	Homeowner Hearing/Correspondence: <ul style="list-style-type: none"> Infraction – Temp Registration Expired 3/3/2022 (9:00am) 	Board	<ul style="list-style-type: none"> Homeowner did not show and is expected to pay the fine.
8:45	<p>Actions from last meeting:</p> <ol style="list-style-type: none"> (Joslynn) 1/22/2022 BOD Final Minutes – Post to lfghoa.com (Mark) Homeowner Survey: Review/Discuss final results. (Board) Spectrum Bulk Package: Vote at March meeting if this will go to a member vote. <ol style="list-style-type: none"> (Mark) Newsletter: Write up regarding dog waste (survey results) (Jessica/Barbara) Newsletter: Request for homeowners to volunteer/help with 50th Celebration (Committee Chairs) Committee Membership – provide updated committee members list by 3/10 to Joslynn. (Joslynn) Governing Docs Project: Send Alan N. Annual meeting mailing 		<p>Update status on actions:</p> <ol style="list-style-type: none"> Posted 115 Responses from survey monkey, 19 hard copy responses. Topics span from unit use, rentals, rules, amenities, dumpsters, tv/internet and future management. *New STR Fact Sheet *Final draft of survey will be sent to homeowners Discussion: Do Alan M. and Spectrum have a clear understanding/meaning of line installation and who is responsible, in the past Alan M. and staff would not run lines as Spectrum wouldn't. Where is separation of responsibility. Concern over consistency of service regarding bandwidth. We currently have a 10-year service agreement contract that will automatically renew for 3 years. Kathy motioned to get more information, present to homeowners to vote and have more detailed discussion. Seconded by Barbara. Discussion: concern for people that shouldn't have to pay for service. Homeowner comment that TV/internet is option and not a necessity (the water bill being split between the units is different as it is a necessity). Board should have majority of information before bringing a potential proposal to homeowners. Josette motioned to have a special BOD meeting Kathy motioned to gather missing information, when we have the information the Board reviews at special meeting to vote if they will send for member vote. Discussion: impact on staff, customers/units would still need to contact Spectrum directly, HOA office cannot contact for the customer/unit. Would the increase on dues (5% /year) affect what the HOA can increase dues to? Board to review proposal at special meeting, date to be determined within a couple weeks and Board will vote. Newsletter has been posted Newsletter has been posted Posted on website Provided to Alan N. who provided to Porter Simon

LFGHOA Board Meeting *MINUTES* Saturday, March 19, 2022

Virtual Microsoft Teams Meeting

	<p>dates so that we can give Porter Simon a deadline.</p> <p>8. (Jessica) Revamp website – Provide proposal for next meeting</p>	<p>8. Spoke with our web tech and will wait on management change to investigate further.</p> <p>Action Item: (Board) Summarize survey comments – Kathy Q2, Alan N Q3 & Q4, Josette Q5, Jim Q6, Jessica Q7, Barbara Q8, Mark Q9, Doug Q10 for next BOD meeting. (Mark) Survey – Redact unit numbers and other personal information from survey draft. (Barbara/Josette/Jessica) Spectrum Proposal – Create proposal (don't use Spectrum advertisement) and provide Pros & Cons for possible member mailing/vote. (Joslynn) Spectrum item on dues statement – can we have a separate line item if we proceed with this? (Alan/Mark) Spectrum negotiation – contact Spectrum to see if they will negotiate price further.</p>
10:40	<p>Old Business:</p> <ul style="list-style-type: none"> (Alan M) Pool Renovation Project Monthly Report: Provide updates at next board – Status update. 	<ul style="list-style-type: none"> Contractor submitted permit updates to Placer County. Contractor seems confident that they will be able to start work mid-April, but we are still waiting on the permit. Alan and crew are picking away at small jobs such as new post at pickleball court, privacy wall, bridge and weather permitting they will keep at it. Potential time frame of project being done is the end of June, with <u>Quiet pool opening for July/August.</u>
10:42	<p>New Business:</p> <ul style="list-style-type: none"> Door Screens 	<ul style="list-style-type: none"> Magnetic door screens are popping up without approval. They do not add value to the appearance of the Glen. There are approved screen doors listed in the Architectural standards. The magnetic door screens are not approved for front or back doors. Doug motioned that those that have them up are notified to take them down and be provided with approved screen door information. Jim seconded. All in favor <p>Action Item: (Alan M./Joslynn) Magnetic door screens – get list of units and advise homeowners to remove screens and provide approved screen door information.</p>
10:46	<p>Committee Reports:</p> <ul style="list-style-type: none"> Pool & Tennis Court Committee Report <p>(Alan N) Rules & Regs – Governing Docs status update</p>	<ul style="list-style-type: none"> 1. Pool committee recommends the sauna at the Quiet Pool be opened immediately with signage posted on the door stating “Only one person or household allowed - 30 minutes max.” Continue to provide hand sanitizer at the entrances of all pool gates. It is understood that access to any amenities at the Quiet Pool is subject to construction schedule and may be closed at management’s discretion. 2. Pool committee recommends utilizing on-site security service for the 4th of July weekend (Saturday, Sunday, and Monday) but adjust the hours to 6 pm to 2 am (meal break to be included). These are the hours that on-site presence and quick response time is needed most. If the Board approves, then it is recommended to secure this service way in advance of the holiday weekend. 3. Pool committee recommends a sign- up sheet located at the LFG office for those that are looking for tennis and pickle ball partners. If approved, Committee Chair would work with staff to draft the sign-up sheet and request that a plastic sign be installed on the outside face of the courts fence near the entrance that states: “Looking for a Tennis or Pickle ball partner? See LFG office.” This is a self-service that anyone can place their information (name, cell, and availability) on a clipboard. Mark motioned to approve all recommendations. Jim seconded. In favor: Alan N, Josette R, Doug O, Jason K, Kathy L, Barbara S, Jim C, Mark P.; No: Jessica T. Porter Simon has been provided time frame to work with and Alan N. will monitor and request updates as needed.

LFGHOA Board Meeting *MINUTES* Saturday, March 19, 2022

Virtual Microsoft Teams Meeting

	<ul style="list-style-type: none"> (Mark) Admin Committee - GM Retirement update 		<ul style="list-style-type: none"> Mark sent Board RFP to review and respond to him by 3/28/2022 <p>Action Items: (Board) RFP – respond to Mark email (sent 3/18/202) with feedback by 3/28/2022</p>
10:57	<p>Financials:</p> <ul style="list-style-type: none"> January Financials <ul style="list-style-type: none"> Aging Report [emailed to Board for privacy] 	Jason	<ul style="list-style-type: none"> Financials are in good shape. Question about: 1. Utilities (item 7250) seems high. Alan M. advised because of December snowstorm he raised heat in pool so that if there was an issue he'd have a buffer of time to fix without things freezing. 2. Snow removal (item 7401) seems high. Alan M. advised he hired someone for December snowstorm to help remove ice/snow. Reviewed. Some homeowners are still paying last years dues amount. Joslynn has been reaching out to them.
11:02	<p>Open session:</p> <ul style="list-style-type: none"> Board future topics/non-agenda items <ul style="list-style-type: none"> Member comments 	Mark	<ul style="list-style-type: none"> *Barbara asked if we can remove BOD meeting for April 30th as next meeting is 2 weeks later on May 14th. Board approved removing April 30th date. *HOA 50th anniversary celebration: instead of DJ as previously discussed a homeowner is offering to provide equipment and music. Putting out a request for homeowners to share their BBQ's for grilling (no catering or using in-house staff, this is all homeowner volunteer based. *Kathy advised of homeowner comments about how great staff is and wanted it on the record. Homeowner commented that 30 minute sauna time is a long time
11:10	<p>Executive Session (if needed)</p> <ul style="list-style-type: none"> Management Transition 	Mark	Discussion of proposal from Alan Miescke for his retirement. This will be incorporated into the overall search process.
11:49	Meeting adjourn	Mark	Doug motioned to adjourn meeting; Jessica seconded . All in favor

LFGHOA SPECIAL Board Meeting *MINUTES* Wednesday, 4/6/2022

Virtual Microsoft Teams Meeting

Time	Agenda Item	Lead	Purpose
5:30	Meeting to order	Mark	<ul style="list-style-type: none"> Board Members: Jim C. Alan N, Josette R, Doug O, Jason K, Kathy L, Jessica T, Barbara S, Mark P. Homeowners: Pat (221), Paola & Chester (155), Jim (47), Thomas (231), Jim (8), Patti (176), Susan (120), Gary (208), Stuart (193), Juliet/Frank (138), Roxanne (142), Bill (105), John (199), Michael (159), Judy (20), Karen (128) Office: Alan M, Joslynn W.
5:35	<ul style="list-style-type: none"> Spectrum Proposal for combined Internet & TV for LFG 	Barbara	<ul style="list-style-type: none"> Barbara Motioned to use presented proposal to send to homeowners to vote Yes or No. Seconded by Jim. Barbara reviewed the proposal. Noting that 235 units would include the office. Cost for first year would \$65 a month plus taxes and fees (about \$3, to total about \$68/month) Concern about cables and wiring – Alan M. spoke to Spectrum rep Jason Pitts and Spectrum has not been out to inspect the cables and wiring situation. They would not go further than the box/maintain wires inside and definitely not for \$50. Previously when Spectrum would not do the work the HOA did, and this has been for about 10 buildings (several unit sections). Spectrum provided the hardware/wires/cables, but HOA had to do the work. Is all current wiring capable of handling up to 400Mbps? HOA may need a contractor to come in and do the work to replace some or all the wiring/cables. Other HOA's in area have the same contract. One of the other HOA's had to hire a contractor to update wiring. What would the HOA bill look like, are there any other taxes and fees? Concerns about contract between Spectrum and LFG and the financial liability the HOA would be taking on. Based on survey, saving average looks closer to \$100-\$125 Potential burden on admin and maintenance. For service/connection/issues the unit owners would contact Spectrum customer service directly and not the HOA office. Dues collection: monthly or quarterly. Spectrum to charge HOA a month before service, would HOA charge a month prior to that to have funds available? Remove item on proposal regarding how dues will be collected. Change language regarding 400 Mbps x 20 Mbps to read "up to" 400 Mbps x 20 Mbps About 30% of homeowners are not interested and cost per year 1 would be about \$816 to year 5 being about \$992. Why would Spectrum cost be on a separate line item on the dues statement? Those that work from home need to show it for business expenses.
	<ul style="list-style-type: none"> Open Discussion 		<ul style="list-style-type: none"> Are homeowners that have Spectrum happy with the service? Several homeowners responded that they have no issues with Spectrum. They have heard some locals in Truckee who have SuddenLink are not happy with that service. Who would homeowners contact if they have an issue? Spectrum, not HOA, HOA facilitates payment with Spectrum not service.

LFGHOA SPECIAL Board Meeting *MINUTES* Wednesday, 4/6/2022

Virtual Microsoft Teams Meeting

			<ul style="list-style-type: none"> • Should there be an option for homeowners to opt-out and the remaining amount split between those opted in? There was a lots of discussion about this but ultimately “no”, every homeowner would have to make the same payment across all the units (with the exception of individual add-ons). • Is there anything in the Gov doc about membership vote percent be increase? • Are there other projects that we should be focusing on instead? • Is this the right time to take this project on with upcoming change of management? • Chat Comments/Questions: <ul style="list-style-type: none"> - Does this include home phone too? Only Internet & TV, phone can be an add-on billed directly to the unit. - If a unit wanted to have gigabit speed internet, how much would this cost/be billed? Unknown - I'd like to ensure this effort is not being driven solely by those that stand to benefit from it financially, in terms of cost-savings.
	<ul style="list-style-type: none"> • Board Vote 		<p>Vote Yes: Kathy, Barbara, Doug, Jason, Alan N, Mark Vote No: Josette, Jessica</p> <p>Action Item:</p> <ul style="list-style-type: none"> • Edit items on proposal about implied performance, dues statement and HOA responsibilities. • Provide homeowners a minimum of 30 days to respond. • Review Spectrum proposal votes at 5/14/202 BOD meeting
7:02	Meeting adjourn	Mark	Mark motioned to adjourn meeting at 7:02. Jim seconded .

