

LFG HOA Board Meeting *AGENDA* Saturday, September 17th, 2022, 8:30 AM

The meeting will be held in the office, or you can join virtually. Please check website.

Page	Agenda Item	Lead	Purpose Current Status
	Meeting call to order	Mark	Record attendance, confirm quorum of BOD, record time
1-2	Approval of Minutes: 8/20/2022 Meeting Minutes	Board	Approve and post to website
3-4	Homeowner Hearing/Correspondence: Unit 155 Doug O'Neal	Board Doug	Please see attached email from Chester Rice considering electrical charging of vehicles. Doug would like to begin the discussion of the third person in the field to be hired. This discussion was requested by Doug as related to the topic described in the executive session.
	Action Items from 8/20/22 Meeting: Action item #1: Homeowner Hearing/Correspondence Unit 146 Action item #2: Homeowner Hearing/Correspondence Unit 226 Action item #3: Vote by Acclamation	Alan M Lauren Alan M	As of this date, Alan is still waiting for the homeowner in 147 to come up so he can discuss the discharge of this sump pump again. Lauren sent 226 an email thanking her for the suggestion and the Architectural Committee will begin researching these options. Alan sent an explanation to all homeowners on their 9/1 statement stating no ballots will be required this year. On 9/8, also sent an email to all homeowners reenforcing this as well other items of business.
	Old Business: OB #1: Pool/bath/footpath ADA project	Alan M	Opened up the quiet pool, spa, sauna, and new ADA bathroom on 9/2. We still have some detail work to do as well as the ADA chair lifts to install. Alan signed a contract with Lakeside Paving to install the footpads required and the ADA parking painting in the overflow lot. Alan will go to Reno and hopefully pick up required signs and will install at the ADA parking area.

	New Business: NB #1: HOA master insurance policy	Alan M	Alan met with our insurance agent and discussed again ways to prevent losing our insurance or large increases in premium. Alan will discuss at the meeting what Richard Votaw at Farmers suggested we do.
	Committee Reports:		None
5-9	Financials: F #1: July Monthly Financials	Jason	Discuss at meeting
	Open Session: OS #1: Board/Homeowners future topics / non-agenda items	All	Discuss at meeting
10-14	Executive Session Units 104, 121, 122, 128, 129	Board	See attached emails concerning the hiring of our new third person in the field. Alan expects the board to have a complete discussion requiring this individual, followed by a vote.
	Meeting adjourns	Mark P	Motion: Second: All in favor, Time:

LFG HOA Board Meeting *MINUTES* Saturday, August 20th, 2022, 8:30 AM
Microsoft Teams Virtual Meeting

Page	Agenda Item	Lead	Purpose Current Status
	Meeting call to order	Mark	8:30am
	Approval of Minutes: 7/23/22 Meeting Minutes	Board	Motion to approve-Jim Seconded by Josette No changes-6 in favor, 1 abstained Motion Passed
	Persons present	Mark	Directors: Mark Pierpoint, Jason Kary, Jim Cochrane, Jessica Taft, Barbara Schoen, Josette Reina, Alan Nelson, Alan Miescke Absent: Doug O'neal
4-6	Homeowner Hearing/Correspondence: Unit 146	Board	Concerning 147, the pump location access point to has not been moved. Action: Alan to remind homeowner again via email.
7	Unit 226	Board	Front Door Lightening. Lighting pollution rule: fixture was installed does not meet the dark sky compliant rules of Tahoe. Exterior lighting changes need to be approved. Battery operated timer. Send a note thank you for bringing this to our attention. Communicate about exterior lighting. Jessica or Jim to take photos so we can see what the fixture looks like at night. Draft a note – Doug to specify the bulbs for exterior lighting in the rules. Rewrite section. Action: Alan to discuss lighting rule with the Architectural Committee.
	Unit 143	Mark, Katy Mark Katy Mark	Parking violations: Homeowner presented her side of all fines. Are you aware of the rules & requirements? Yes, but not okay with intrusion of privacy by 142. Other parking issues at LFG, seems to be a communication problem. Unit 142 knocked on Unit 143 to ask to move BMW. Done. Further discussion with board.
		Mark Jim	Motion-1 fine at \$100, further infractions 200+ Second Nays-Alan, Jessica, Josette, Jason

		Alan N Josette	If OK to park in front of another's with "agreement", must amend Rules & Reqs for all ok. Keep half of the fees listed Motion Passed: 50% of \$800=\$400 fine total Ayes- 5 Nays – 1 Motion Passed
8	Action Items from 7/23/22 Meeting: Action item #1: Governing Docs Action item #2: Architectural Standards Action item #3: Admin committee meeting	Board None None	CC&R's: Once rewritten, change Rules & Reqs and other HO Handbook documents. Board review multiple sections of "Draft", Rewrite #4 of CC&R's.
8	Old Business: OB #1: Pool/bath/footpath ADA project OB #2: Admin Committee	Alan M Board	Tile installed, Alan to order all appliances / doors this week. No Discussion
	New Business: NB #1: Vote by Acclamation	Mark P Barbara, Alan, Jessica, Jim	Motion: Candidates for 4 open positions-motion to accept the full candidates Barbara Seconded All in favor-Passed Action- Alan to notify the homeowners via email or statement message no ballot will not be required this year.
	Committee Reports:	Board	None.
9-13	Financials: F #1: June Monthly Financials	Jason	All ok.
	Open Session: OS #1: Board/Homeowners future topics / non-agenda items	All	Barbara request meeting in person in September. Homeowners like Zoom Meetings.
	Executive Session	Board	None.
	Meeting adjourns	Josette	Motion: Josette Second: Jim All in favor, Time: 11:39am

LFGHOA Admin

From: Chester Rice <cwrice1@yahoo.com>
Sent: Friday, August 12, 2022 10:51 AM
To: LFGHOA Admin
Cc: Paola Lancellotti
Subject: Re: EV Charging Stations

Got it, thanks for passing this along to the Board.

Have a good weekend!

Regards,

Chester

On Friday, August 12, 2022, 10:45:48 AM PDT, LFGHOA Admin <admin@lfghoa.com> wrote:

Hi Chester

I will pass this on to the Board, but this has been suggested in the past and the Board felt the expense would be significant, and the loss of the parking spaces would have an impact. Each owner is allowed to install an outlet on the exterior (with restrictions of course).

Thanks

Alan

From: Chester Rice <cwrice1@yahoo.com>
Sent: Friday, August 12, 2022 9:07 AM
To: LFGHOA Admin <admin@lfghoa.com>
Cc: Paola Lancellotti <paola.lancellotti@gmail.com>
Subject: EV Charging Stations

Alan,

I am seeing a lot more Electric Vehicles in the complex which is great to see! Could we look into adding some EV charging stations in the overflow lot? This will make it more convenient and is safer

than having people running power cords out of their units (which some people are doing today). We probably need 4-6 stations with the expected growth in EV vehicles over the next few of years.

Chargepoint is one of the largest providers and they offer setups for condominiums, which could be a good option. The charging connectors can charge any type of EV. People will pay to charge their car so it won't cost LFG to provide the electricity. There may be some setup costs for the installation, but I didn't dig into the exact costs because I just want to first propose this idea to LFG.

Chargepoint - Get EV Charging at Your Apartment or Condo

<https://www.chargepoint.com/drivers/apartments-and-condos>

If you want me to assist further or to talk to someone else, please let me know.

Thanks,

Chester Rice

Unit #155

LAKE FOREST GLEN HOMEOWNERS ASSOCIATION

BALANCE SHEET

July 31, 2022

See Independent Accountants' Compilation Report

ASSETS

ASSETS	OPERATING FUND	REPLACEMENT FUND
1040 Operating Checking Account	\$ 335,975	\$ -0-
1045 Deferred Compensation Account	207,521	-0-
1060 US Bank ACH Account	-0-	-0-
1090 Petty Cash Account	471	-0-
1280 El Dorado Savings	-0-	-0-
1290 Edward Jones	-0-	212,198
1320 Other Receivable	-0-	1,475,247
1410 Assessments Receivable	-0-	-0-
1415 Allowance for Bad Debt	4,192	-0-
1501 Prepaid Expenses	-0-	-0-
1505 Other Prepaid Expenses	-0-	-0-
1511 Prepaid Taxes	1,173	-0-
1475 Due From Operating	-0-	-0-
1502 Workers' Comp Deposit	-0-	-0-
1520 Property & Equipment	-0-	(152)
1530 Less: Accum. Depreciation	177,086	-0-
TOTAL ASSETS	<u>(174,313)</u>	<u>-0-</u>
	<u>\$ 552,105</u>	<u>\$ 1,687,293</u>

LIABILITIES & FUND BALANCES

LIABILITIES		
3010 Accounts Payable	\$ 11,898	\$ -0-
3011 Accrued Accounts Payable	2,515	-0-
3015 Replacement Accounts Payables	-0-	-0-
2055 Deferred Charter Revenue	3,870	-0-
2031 Deferred Wages	201,379	-0-
2041 Accrued Vacation	22,584	-0-
2045 Homeowners Dues Paid In Advance	23,252	-0-
2034 Escrow Deposits	-0-	-0-
2000 Income Taxes Payable - Federal	-0-	-0-
2001 Income Taxes Payable - Franchise	-0-	-0-
2120 Due To Replacement	125	-0-
TOTAL LIABILITIES	<u>(152)</u>	<u>-0-</u>
	<u>265,471</u>	<u>-0-</u>
FUND BALANCES		
3100 Operating Fund Balance	274,629	-0-
3900 Replacement Fund Balance	-0-	1,642,947
Current Year Net Revenue (Expense)	12,005	44,346
TOTAL FUND BALANCES	<u>286,634</u>	<u>1,687,293</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 552,105</u>	<u>\$ 1,687,293</u>

SUBSTANTIALLY ALL DISCLOSURES
HAVE BEEN OMITTED.

TENTATIVE AND PRELIMINARY
FOR DISCUSSION PURPOSES ONLY.

LAKE FOREST GLEN HOMEOWNERS ASSOCIATION
 STATEMENT OF OPERATING FUND REVENUE & EXPENSES
 For the Month Ended July 31, 2022
 And Year-to-date Period January 1, 2022 to July 31, 2022
 See Independent Accountants' Compilation Report

	CURRENT MONTH ACTUAL	YEAR TO-DATE ACTUAL	ANNUAL BUDGET	YTD ACTUAL % BUDGET	RESIDUAL BUDGET
REVENUE					
5010 Dues Assessments	\$ 88,920	\$ 622,440	\$ 1,068,051	58%	\$ 445,611
5011 Less: Dues Allocated to Replacement Fund	(28,962)	(202,732)	(347,541)	58%	(144,809)
5110 Interest Income	37	1,322	3,000	44%	1,678
5250 Late Fees & Interest	38	1,214	1,500	81%	286
5260 Transfer Fee Income	300	900	1,500	60%	600
5290 Miscellaneous Income	100	800	4,200	19%	3,400
TOTAL REVENUE	60,433	423,944	730,710	58%	306,766
EXPENSES SCHEDULE ATTACHED					
Landscaping	9,400	66,206	109,303	61%	43,097
Utilities	5,862	36,503	57,700	63%	21,197
Pool & Tennis Expenses	7,009	56,791	81,720	69%	24,929
Repairs & Maintenance	9,917	90,800	166,081	55%	75,281
Administrative Expenses	21,243	157,756	315,905	50%	158,149
8150 Depreciation	555	3,883	9,124	43%	5,241
6001 Property Tax	-0-	-0-	-0-	0%	-0-
8151 Provision for Federal Income Tax	-0-	-0-	-0-	0%	-0-
8152 Provision for Franchise Tax	-0-	-0-	874	0%	874
TOTAL EXPENSES	53,986	411,939	740,707	56%	328,768
EXCESS OF REVENUE OVER (UNDER) EXPENSES	\$ 6,447	\$ 12,005	\$ (9,997)		\$ (22,002)

SUBSTANTIALLY ALL DISCLOSURES
HAVE BEEN OMITTED.

TENTATIVE AND PRELIMINARY
FOR DISCUSSION PURPOSES ONLY.

LAKE FOREST GLEN HOMEOWNERS ASSOCIATION

STATEMENT OF REPLACEMENT FUND REVENUE & EXPENSES
 For the Month Ended July 31, 2022
 And Year-to-date Period January 1, 2022 to July 31, 2022

See Independent Accountants' Compilation Report

	CURRENT MONTH ACTUAL	YEAR TO-DATE ACTUAL	ANNUAL BUDGET	YTD ACTUAL % BUDGET	RESIDUAL BUDGET
REVENUE					
5100 Replacement Allocation	\$ 28,962	\$ 202,732	\$ 347,541	58%	\$ 144,809
5300 Sale of Asset	-0-	-0-	-0-	0%	-0-
3115 Investment Interest	-0-	-0-	-0-	0%	-0-
TOTAL REVENUE	28,962	202,732	347,541	58%	144,809
EXPENSES					
9140 Site BMP Requirements/Landscape	-0-	-0-	-0-	0%	0
9141 BMP Engineering	-0-	-0-	15,000	0%	15,000
9143 Landscape	-0-	-0-	10,000	0%	10,000
9144 Pool Bath Project/ADA	-0-	22,087	125,000	18%	102,913
9151 Bldg Brick & Cement	-0-	-0-	-0-	0%	-0-
9152 Bldg Siding/Trim/Fascia/Painting	56,482	117,631	158,500	74%	40,869
9153 Buildings/Storage/Lockers	-0-	-0-	3,000	0%	3,000
9160 Roofs - All	-0-	-0-	-0-	0%	-0-
9170 Asphalt Crack Fill	-0-	6,730	9,500	71%	2,770
9171 Asphalt Resurfacing	-0-	-0-	-0-	0%	-0-
9173 Asphalt Sealing Striping	-0-	-0-	-0-	0%	-0-
9174 Foot Paths	-0-	-0-	-0-	0%	-0-
9180 Pools/Replastering/Tile	-0-	-0-	-0-	0%	-0-
9181 Pools/Decking/Fences/Gates	-0-	-0-	-0-	0%	-0-
9182 Pools/Equipment & Mechanical	-0-	-0-	-0-	0%	-0-
9183 Pool Replacement/Kids/Adults	-0-	-0-	-0-	0%	-0-
9184 Pools-Furniture	-0-	-0-	-0-	0%	-0-
9185 Playground Equipment	-0-	-0-	-0-	0%	-0-
9190 Tennis/Paint Stripe	-0-	-0-	-0-	0%	-0-
9191 Tennis Equipment	-0-	-0-	-0-	0%	-0-
9192 Tennis #1 and #2 Resurface	-0-	-0-	-0-	0%	-0-
9193 Tennis #3 and #4 Resurface	-0-	-0-	-0-	0%	-0-
9200 Office Equipment	-0-	-0-	-0-	0%	-0-
9201 Computer	-0-	-0-	-0-	0%	-0-
9202 Office Furniture	-0-	-0-	-0-	0%	-0-
9210 1/2 Ton Truck	-0-	-0-	-0-	0%	-0-
9211 3/4 Ton Truck	-0-	-0-	-0-	0%	-0-
9212 Snow Removal Equipment	-0-	11,938	70,000	17%	58,062
9220 Perimeter Fence	-0-	-0-	-0-	0%	-0-
9221 Privacy Fences	-0-	-0-	1,000	0%	1,000
9300 Provision for Federal Income Tax	-0-	-0-	-0-	0%	-0-
9301 Provision for Franchise Tax	-0-	-0-	72	0%	72
TOTAL EXPENSES	56,482	158,386	392,072	40%	233,686
EXCESS OF REVENUE OVER (UNDER) EXPENSES	\$ (27,520)	\$ 44,346	\$ (44,531)		\$ (88,877)

SUBSTANTIALLY ALL DISCLOSURES
 HAVE BEEN OMITTED.

TENTATIVE AND PRELIMINARY
 FOR DISCUSSION PURPOSES ONLY.

7

LAKE FOREST GLEN HOMEOWNERS ASSOCIATION

SCHEDULE 1

SCHEDULE 1 - OPERATING EXPENSES

For the Month Ended July 31, 2022

And Year-to-date Period January 1, 2022 to July 31, 2022

See Independent Accountants' Compilation Report

	CURRENT MONTH ACTUAL	YEAR TO-DATE ACTUAL	ANNUAL BUDGET	YTD ACTUAL % BUDGET	RESIDUAL BUDGET
LANDSCAPING EXPENSES					
7000 Salaries - Foreman	\$ 3,109	\$ 20,079	\$ 34,498	58%	\$ 14,419
7010 Salaries - Seasonal	5,264	36,109	50,654	71%	14,545
7020 Employer Costs	748	7,288	12,901	56%	5,613
7030 Plants	-0-	156	-0-	0%	(156)
7031 Irrigation	-0-	352	1,000	35%	648
7032 Fertilizers	-0-	540	1,099	49%	559
7033 Hardscape	-0-	-0-	1,451	0%	1,451
7035 Equipment	-0-	150	150	100%	-0-
7036 Equipment Maintenance	54	70	100	70%	30
7040 Pest Control	225	1,185	7,000	17%	5,815
7050 Other/Uniforms & Safety	-0-	277	450	62%	173
TOTAL LANDSCAPING	9,400	66,206	109,303	61%	43,097
UTILITIES EXPENSES					
7111 Electricity	1,224	5,911	9,400	63%	3,489
7121 Gas	13	269	400	67%	131
7131 Sewer	197	1,606	900	178%	(706)
7151 Garbage	4,428	28,717	47,000	61%	18,283
TOTAL UTILITIES	5,862	36,503	57,700	63%	21,197
POOL & TENNIS EXPENSES					
7200 Salaries - Foreman	2,073	13,386	22,999	58%	9,613
7210 Salaries - After Hours Personnel	1,435	8,315	17,878	47%	9,563
7220 Employer Costs	321	3,311	6,193	53%	2,882
7230 Repairs & Maintenance Equipment	251	1,856	1,200	155%	(656)
7231 Repairs & Maintenance Tennis Courts	-0-	918	100	918%	(818)
7232 Fences & Gates	-0-	345	250	138%	(95)
7233 Decking & Tile	780	783	100	783%	(683)
7240 Supplies/Chemicals	77	7,873	6,750	117%	(1,123)
7241 Supplies/Restrooms	284	284	750	38%	466
7242 Supplies/Uniforms & Training	-0-	-0-	-0-	0%	-0-
7250 Utilities	1,788	17,613	23,500	75%	5,887
7260 Other/Permits	-0-	2,107	2,000	105%	(107)
TOTAL POOL & TENNIS	\$ 7,009	\$ 56,791	\$ 81,720	69%	\$ 24,929

SUBSTANTIALLY ALL DISCLOSURES
HAVE BEEN OMITTED.TENTATIVE AND PRELIMINARY
FOR DISCUSSION PURPOSES ONLY.

-5-

8

LAKE FOREST GLEN HOMEOWNERS ASSOCIATION

SCHEDULE 1

SCHEDULE 1 - OPERATING EXPENSES
EXPENSESFor the Month Ended July 31, 2022
And Year-to-date Period January 1, 2022 to July 31, 2022

See Independent Accountants' Compilation Report

	CURRENT MONTH ACTUAL	YEAR TO-DATE ACTUAL	ANNUAL BUDGET	YTD ACTUAL % BUDGET	RESIDUAL BUDGET
REPAIRS & MAINTENANCE EXPENSES					
7300 Salaries - Foreman	\$ 2,591	\$ 16,732	\$ 28,748	58%	\$ 12,016
7310 Salaries - Seasonal	4,450	28,339	50,654	56%	22,315
7320 Employers Costs	667	6,375	12,029	53%	5,654
7330 Painting Labor/Material	-0-	377	400	94%	23
7340 Road Maintenance	-0-	-0-	200	0%	200
7350 Roof Maintenance	41	41	200	21%	159
7360 Plumbing - Water	11	124	1,800	7%	1,676
7361 Fire Box Inspection	-0-	-0-	-0-	0%	-0-
7370 Building Maintenance	-0-	1,217	4,000	30%	2,783
7371 Entries/Porches	737	869	-0-	0%	(869)
7372 Storage/Utility Sheds	-0-	-0-	-0-	0%	-0-
7373 Maintenance Shed & Fence	-0-	634	-0-	0%	(634)
7374 Privacy Fences	-0-	-0-	-0-	0%	-0-
7375 Perimeter Fence	-0-	453	-0-	0%	(453)
7376 Fire Extinguishers	-0-	791	-0-	0%	(791)
7380 Electrical	-0-	86	1,500	6%	1,414
7390 Contract Sewer	(400)	(197)	-0-	0%	197
7400 Snow Removal Contract	-0-	15,800	50,000	31%	34,400
7401 Snow Removal/In House	-0-	6,800	1,000	680%	(5,800)
7402 Snow Removal/Supplies	-0-	309	-0-	0%	(309)
7410 Truck Operation/Gasoline	1,377	6,987	8,000	87%	1,013
7411 Truck Operation/Supplies	349	349	500	70%	151
7412 Truck Operation/Repairs	-0-	3,229	2,750	117%	(479)
7420 Supplies/General	14	351	2,500	14%	2,149
7421 Tools & Equipment	80	1,334	800	167%	(534)
7430 Other/Uniforms	-0-	-0-	1,000	0%	1,000
TOTAL REPAIRS & MAINTENANCE	9,917	90,800	166,081	55%	75,281
ADMINISTRATIVE EXPENSES					
8000 Salaries Manager	2,591	16,732	28,748	58%	12,016
8001 Salaries Secretary	-0-	11,018	46,260	24%	35,242
8010 Employee Benefits	2,212	19,153	35,927	53%	16,774
8011 Employer Costs	356	3,994	10,078	40%	6,084
8020 Security Patrol	1,685	4,718	6,400	74%	1,682
8030 Accounting Fees	1,768	14,495	25,000	58%	10,505
8040 Audit Fees	-0-	4,150	4,100	101%	(50)
8050 Legal Fees	582	9,951	2,500	398%	(7,451)
8060 Insurance	8,438	59,098	102,492	58%	43,394
8070 Copying & Postage	234	2,880	3,000	96%	120
8080 Supplies	36	675	2,000	34%	1,325
8090 Telephone	246	2,646	5,400	49%	2,754
8100 Travel Expense	1,296	1,296	8,000	16%	6,704
8110 Training	-0-	300	-0-	0%	(300)
8120 Other/Computer	1,799	6,650	36,000	18%	29,350
Bad Debt Expenses	-0-	-0-	-0-	0%	-0-
TOTAL ADMINISTRATIVE	\$ 21,243	\$ 157,756	\$ 315,905	50%	\$ 158,149

SUBSTANTIALLY ALL DISCLOSURES
HAVE BEEN OMITTED.TENTATIVE AND PRELIMINARY
FOR DISCUSSION PURPOSES ONLY.

-6-

9