

Lake Forest Glen Homeowners Association
ANNUAL HOMEOWNER'S MEETING
October 12, 2019 – 10:00 AM
Tahoe City PUD Board Room
221 Fairway Drive
Tahoe City, California 96145

Agenda

1. **10:00 AM CONVENE/CALL TO ORDER**
2. **APPROVAL OF 2018 ANNUAL MEETING MINUTES**
3. **NOMINATION COMMITTEE**
 - A. Request for nominations from the floor
 - B. Introduction of candidates
 - C. Voting for election of directors
4. **PRESIDENT'S WELCOME, INTRODUCTION OF BOARD & STAFF AND REPORT**
5. **GENERAL MANAGER'S REPORT**

Action Items from 2018 Annual Meeting

- A. Make slideshow presentation available on the website in 2018. **Jessica uploaded on 11/13/18**
- B. Architectural - Document the architectural request process and post it on the website. **Add a step by step list of the process with the form on the website.**
- C. Dues Increase - Mark follow up with Geary Pena, unit 171 and ask him for his calculations showing that we are covered for large replacement projects/costs. **Sent an email inviting him to attend the board meeting to discuss, or in the alternative, send calculations for the board to review at the next meeting.**
- D. Energy Audit - should we get Liberty and SW Gas to provide data for an energy audit?? **Look into having SW Gas and Liberty provide info for an audit. Also add a short list of information on steps for individual homeowners who want to be more energy efficient to the website.**
- E. Garbage - Board should review ideas and options for garbage since it also came up as the top item in the survey. It is a combination of what the dumpsters look like/aesthetics, the fact that they seem constantly full in some summer weeks (we only have collection once per week), and monitoring of non-homeowner use, especially for building waste. **Alan will meet with the garbage company over the winter and talk to a couple of their engineers to see if there is some large container that we can design (or maybe already exists) where we can just have one location with 1 big container with slots on one end where you can throw your garbage.**
- F. Vision – ask Sari to propose something concrete here. 30 years is a long time, and we currently plan to maintain the facilities we have “up to modern standard” in our financial planning i.e. not just straight maintenance. She may have access to some information that could help the association plot some kind of course. **Suggested using the meetings with a smaller agenda to strategies and plan a visionary plan for the Glen and come up with an annual clock.**
 - **Mark will mock up a type of work calendar/project list for the year.**
- G. Bike Storage – Board to consider options and costs. **Alan discussed the fact that the bike storage was initially created for winter storage only and we may need to go back to this seasonal limitation. The liability issues need to be considered, maybe a release form. Also limit 2 bikes per unit due to lack of space.**
- H. Short Term Rentals – does the Association have any restrictions. **The HOA has no restrictions on rentals, or how units are rented. Each individual homeowner handles this themselves.**
- I. Hot Tub Use After Hours – several questions to be reviewed by the board:
 1. What is the performance of the security company? **The security company patrols the entire complex and is not responsible for locking the pool.**
 2. Can we see/monitor when the pools get locked? **The pool is supposed to be locked at 9:00pm by**

a hired person. Alan has followed up with the individual.

3. Confirm that the digital locks on the pools are indeed automatically locked after hours. **The locks are programmed to lock at 9:00pm.**
4. Investigate security person for summer evenings for 2019. **We have hired someone in the past during the summer to “police” the pool, but it was very costly and may not be the kind of environment we are trying to portray.**
5. Consider surveillance camera and related signage for hot tub/pool. **Cameras can be expensive to maintain and monitor, and we will look into additional and/or other signage at the pool/spa.**
6. Consider other pool ideas from survey for 2019 season. **Mark will look into a WiFi “extension” from the office to the pool/spa area and potentially the dumpsters as well for cameras. He will come back with a proposal in 2 – 3 months.**
7. Consider fully enclosing the hot tub cage. **The fence is a budgeted item for 2019. Will discuss further the idea of fully enclosing the hot tub cage.**

J. Members Only Page on Website – Discuss the option of adding a homeowner page where members set up a login and can connect with other homeowners, share personal contact info, share ideas and topics. **Who will monitor the page? Who will review/approval content posted??**

- **Continue as old business on the next agenda, January 12, 2019 for official discussion and vote.**

6. **FINANCIAL REPORT BY JASON KARY, TREASURER**

A. Discuss estimated final 2019 costs, and projected 2020 costs.

7. **OPEN SESSION**

8. **ELECTION RESULTS**

9. **ADJOURNMENT**

****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.*