

**Lake Forest Glen Homeowners Association**  
Regular Meeting of the Board of Directors  
**January 11, 2020 at 8:30 a.m.**  
To be held at the Association Office  
Tahoe City, California 96145

**MINUTES**

**CALLED TO ORDER BY:** President Mark Pierpoint at 8:40 a.m.

Treasurer Jason Kary, Directors Jim Cochrane, Doug O'Neal and Gary Leach were present. Directors Kathy Livermore, Alan Nelson, Sari Stenfors and Josette Reina-Luken appeared telephonically.  
Staff Present: General Manager Alan Miescke and Administrative Assistant Jessica Narlock.

1. Approval of October 12, 2019 Regular Meeting Minutes – **Motion made to approve the October 12, 2019 minutes, the motion was seconded, all in favor.**

**2. HOMEOWNER HEARINGS/CORRESPONDENCE –**

1. Unit 009, architectural modification request. **Motion made to approve the modification request subject to drain placement, the motion was seconded, all in favor.**

**3. MANAGER'S REPORT**

**A. Action items 01-11-20 meeting & Annual Meeting Action Items**

1. Investigate new exterior lights.
2. Prepare summary regarding dumpsters and the resolution.
3. Contact Gary Davis regarding engineering plans for bathrooms and pump rooms.
4. Research current health department signage requirements for pools & spas.
5. Email Committee Charters to the board members.
6. Sari to create Vision Committee.
7. Add a "welcome" meeting to the OKR schedule following the annual elections to familiarize new board members of meeting dates, meeting requirements and additional board information.
8. Update committee member lists.
9. Discuss new legislation SB 323 with LFG attorney or CPA's to determine relevance/requirements to/of LFG.

**B. Old Business –**

1. Discuss fences (privacy & enclosure) – **discuss further the vision for the exterior fences.**
2. Foot paths. **Have an estimate of approximately \$155,000 to replace all footpaths in the complex with pavers.**
3. Bathrooms and pump rooms. **Contact Gary Davis to discuss engineering plans.**
4. Exterior light fixtures. **Investigate new light fixtures & bulb colors.**
5. Rear entrance sign. **Jim present his proposal for the rear entrance sign. A motion was made to approve the estimated \$5,000 budget to proceed with his proposal, the motion was seconded, all in favor.**

**C. New Business –**

1. Discuss Project list. **There are several action items surrounding the project list. Discussed sending out a survey to homeowners to get their feedback on which projects they would like to see completed.**
2. Discuss dryer vent cleaning. Will HOA pay for the whole complex or leave it to each individual Homeowner (this is an action item from the annual meeting.) **Discussion was deferred to the next board meeting.**
3. Discuss plan for removal of dead roots and stumps around pool area (this is an action item from annual meeting.) **Discussion was deferred to the next board meeting.**
4. Discuss TCPUD rate increases (packet provided by Jim Cochrane who attended the meeting.) **Discussion ensued, and a resolution was agreed upon. Mark will write a letter to Judy Friedman who is on the board for TCPUD with questions/comments.**

5. Elect Vice President/fill Board seat positions.

**Motion made to re-elect Mark Pierpoint as President, the motion was seconded, all in favor.**

**Motion made to re-elect Jason Kary as Treasurer, the motion was seconded, all in favor.**

**Motion made to elect Alan Nelson as Vice President, the motion was seconded, 4 in favor, 3 votes were to appoint Doug O'Neal as Vice President. Alan Nelson was appointed by majority vote.**

6. Select sub chairperson for Nomination Committee for 2020 election. – **Jason Kary volunteered to be on the committee.**

**4. COMMITTEE REPORTS** – Unit 147 submitted an architectural modification request however it was submitted too late to be included in the agenda. The Architectural Chairman presented the request to the board to discuss if it should be added to the next agenda, be referred back to the architectural committee or to vote on the request as it is the same request that was already submitted, review by the architectural committee and denied by the board. **Motion made to reject unit 147's 2<sup>nd</sup> request for architectural modification, the motion was seconded, 8 in favor, 1 opposed. The request was denied by majority vote.**

**5. INFRACTION REPORT** – None to discuss.

**6. LEGAL** – New Legislation – SB 323. **Discussion was deferred to the next board meeting.**

#### **7. ACCOUNTING**

1. Monthly Financial Report as of September 30, 2019. **Reports reviewed. No changes necessary.**

2. Monthly Financial Report as of October 31, 2019. **Reports reviewed. No changes necessary.**

3. Monthly Financial Report as of December 31, 2019. **Report was passed out at the meeting due to timing issues. Report reviewed. No changes necessary.**

#### **8. BOARD MEMBER'S COMMENTS/REQUESTS/NON-AGENDA ITEMS –**

1. The Architectural Chairman announced that he will be resigning as chairman as of March 2020. **Motion Made to elect Gary Leach as the new chairman of the architectural committee, the motion was seconded, all in favor.** Josette Reina-Luken volunteered to take over the chairman position for the Pool Committee.

2. Board travel reimbursements were presented as a topic for discussion. LFG provides reimbursement for travel of board members. Discussion ensued and a resolution to adopt the AAA Mileage Rates as our standard rate was agreed upon. **Motion made to adopt AAA Mileage Rates as LFG rate for reimbursement, the motion was seconded, all in favor.**

#### **9. EXECUTIVE SESSION** – Delinquent accounts report (please reference the attachment sent via email.)

1) Delinquent accounts report was reviewed. No action necessary at this time.

2) Discussed a transition in terms of overall general management plan for the association and will be following it up in the next 6-9 months.

Motion made to adjourn the meeting, the motion was seconded, all in favor. The meeting was adjourned at 11:41 a.m.

The next meeting is scheduled for **February 22, 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.*