

**Lake Forest Glen Homeowners Association
Regular Meeting of the Board of Directors**

July 21, 2018 8:30 a.m.
Held at LFG Association Office
3101 Lake Forest Road
Tahoe City, California 96145

MINUTES

CALL TO ORDER BY- President Mark Pierpoint at 8:30am.

Treasurer Jason Kary, Directors Jim Cochrane, and Alan Nelson were present. Directors Doug O'Neal and Kathy Livermore appeared telephonically. Vice President Steve Vanni, and Director Gary Leach were unable to attend.

Staff present Alan Miescke, General Manager, and Jessica Lesniak, Administrative Assistant.

Homeowner present: Mary Fleming from unit 149, had questions about installing screens and screen doors on her unit, and about reserving the pickleball courts. **She was given a copy of the architectural standards and the modification request form and instructed to find what she wants and submit the items along with the request form to the Architectural Committee and/or Board to review.**

1. **APPROVAL OF REGULAR MEETING MINUTES** – Mark requested the specification of “3 phase” be added to Section C. New Business; 3. Approved Landscaping Project will be done in “3 phases”; and Section C. New Business, 4. clarification of the modifications made to the budget, which were taking the operating float from 10% of the budget to a flat \$100k and we also shifted some expenses to the follow year. Jim made a motion to approve the June 16, 2018 minutes, Alan seconded the motion, Doug abstained, Mark, Jason and Kathy in favor.

2. **HOMEOWNER HEARINGS/CORRESPONDENCE** –
 - A. Mark presented a letter he received at his home address from the homeowner of unit 122. Mark also forwarded Jessica a copy of his email response to the homeowner. **After reviewing both the letter and Mark’s response it was determined that the issues presented in the letter dated June 24, 2018 had already been resolved by Alan and the homeowner. No further action necessary.**

3. **MANAGER’S REPORT** –
 - A. **Action items 07-21-18 meeting**
 1. Jessica clean-up/update/correct info in rules & regs that is out of date.
 2. Alan, Jason, Jessica follow up with auditor regarding 2017 Audit.
 3. Mark finish preparing homeowner survey.

 - B: **Old Business** –
 1. Alan do analysis regarding installation of outdoor shower at pools. **The installation of an outdoor shower would require permits which would require the bathrooms to be ADA compliant. This discussion will be revisited at a later date.**

 - C. **New Business** –
 1. Reserve study & Dues analysis. **The Board discussed major projects such as roofing, painting, asphalt, pools, tennis & pickleball courts, BMP’s, sewer lines and the life expectancy of all these items. They also discussed possible new projects, dues increase, inflation costs, etc.**
 2. Salaries. **Discussed adding an additional summer employee to help with landscaping.**

4. **INFRACTION REPORT** – Add fine to homeowners account.

5. COMMITTEE REPORTS – The architectural committee submitted a new door for approval by the Board. **Doug made a motion to accept the door with 3 glass panels on the top third of the door, with 2 solid panels on the bottom two thirds, in fiberglass or steel, for front or rear door installation. Jim seconded the motion, all in favor.**

6. LEGAL – None.

7. ACCOUNTING –

1. We did not have the financial report for June to review.

8. WEBSITE – On hold until meeting with tech re: glitches. **In progress.**

9. BOARD MEMBER’S COMMENTS/REQUESTS/NON-AGENDA ITEMS – None.

10. EXECUTIVE SESSION – None.

Mark made a motion to adjourn, Jim seconded the motion, all in favor. The meeting was adjourned at 11:08 a.m.

The next meeting is scheduled for September 22, 2018