

LFG HOA Board Meeting *MINUTES* Saturday, July 23rd, 2022, 8:30 AM
Microsoft Teams Virtual for Members | Hybrid for Board of Directors & Manager

Page	Agenda Item	Lead	Discussion Action
	Meeting call to order	Mark	8:28 AM
	Persons present	Mark	Mark Pierpoint, Jim Cochrane, Jessica Taft, Barbara Schoen, Josette Reina, Alan Nelson, Doug O’neal, Alan Miescke Absent: Jason Kary
	Approval of Minutes: 6/18/2022 Meeting Minutes	Board	Jim C - Motion to approve Barbara S - Second Doug O - Abstain All others in favor - Passed
	Action Items from 6/18/22 Meeting: Action item #3: Re-statement of Governing Docs	Alan N	Present Remotely, attorney Brian Henley, currently working with LFG. <ul style="list-style-type: none"> • Mark: Brian, where do we stand at this point? What does the Board need to do next? • Brian: Alan Nelson sent in questions. Example “who is responsible for water under unit?” • Brian: I need HOA direction on this. Not able to give “law” position without clear wording from the Board as to the division of responsibilities (Homeowner vs. HOA). Brian has a “template” of legal changes (?) • Brian (Misc. comments): <ul style="list-style-type: none"> ○ Majority vote of changes by HO’s by secret ballot ○ Vote is yes or no on ALL changes ○ Short term rentals – Brian has template to suggest (?) ○ Term limits up to the BOD ○ Action To all BOD – Make a list of all changes agreed on. Brian will review ○ At some point a draft of changed docs will be sent to Homeowners. Give them 30 days to respond ○ Multiple drafts probable with homeowner input / attorney input / board input
	Action item #1: Architectural request Unit #203	Doug O	The board approved a very similar model of a “sun tunnel” last year <ul style="list-style-type: none"> • Motion to approve unit 203’s model, with a letter from the homeowner accepting all

	<p>Action item #2: Board survey responses</p> <p>Action item #4: Admin Committee meeting</p> <p>Action item #5: Homeowner Contact list</p>	<p>Doug O</p> <p>Mark P</p> <p>Board</p>	<p>responsibilities for the roof’s integrity, and show proof work will be completed by a licensed and insured contractor</p> <ul style="list-style-type: none"> • Jim C – Second • All in favor – request approved <p>Action: Alan M to add both model and manufacturers to architectural standards.</p> <p>Action: Alan M to respond in writing to unit 203 survey item #10 – results</p> <ul style="list-style-type: none"> • Improve “look” of LFG • Different exterior paint colors • Establish color committee and include roofing color and/or style <p>The majority of the committee in favor of self-management (see attachment A+B)</p> <ul style="list-style-type: none"> • Mark - Motion to move forward with the self-management option, no longer consider the Management Co. Option • Jim C - Second • All in favor – motion passed <ul style="list-style-type: none"> • Josette R - Motion to proceed with 1 full time HOA manager (GM) in the LFG Office and 1 additional (3 total) “lead” person in the field working with the GM • Doug - Second • Jim - Abstain • Jessica - Nay • Remaining 5 - yes, motion passed <p>Action: Alan M to set appointments with the 2 applicants to meet with the board members and Alan M</p> <p>Tabled</p>
	<p>Old Business: OB #1: Pool/bath/footpath ADA project</p>	Alan M	All engineering approved and Placer County Permit issued. Alan will step up work on this, and contractors should as well
Attachments A1-A18	<p>New Business: NB #1: Required mailing #2</p>	Board	Alan M asked all BOD’s to review all 18 pages (mailing #2) for accuracy prior to 7/27
6-7	<p>Committee Reports: CR #1: Architectural Committee</p>	Doug O	See Action #1 above

	CR #2: Admin Committee CR #3: Landscape	Mark P, Jason K Board	See Action #4 above See attachment C
	Financials: F #1: May Monthly Financials F #3: 2022/2023 Budget Draft	Jason Jason	No changes No changes
	Open Session: OS #1: Board/Homeowners future topics / non-agenda items	All	<ul style="list-style-type: none"> • Schedule “docs re-state” meeting • Doug, Alan N, (others?) walk all areas and list architectural / common area violations for Alan M • Alan M to research “high charge” vehicle chargers effect on LFG current wiring
	Executive Session	N/A	None
	Meeting adjourns	All	Motion: Doug O Second: Josette All in favor, Time: 11:12am