

Lake Forest Glen Homeowners Association
ANNUAL HOMEOWNER'S MEETING

October 14, 2023 – 10:00 AM
Fairway Community Center
330 Fairway Drive
Tahoe City, California 96145

Meeting Minutes

- **10:00 AM CONVENE/CALL TO ORDER**
Meeting called to order at 10:03am.

- **PRESIDENT'S WELCOME, INTRODUCTION OF BOARD & STAFF**
Introduction of Board Members & Staff

- **APPROVAL OF 2022 ANNUAL MEETING MINUTES**
Approved.

- **NOMINATION COMMITTEE**
Election of directors – adoption by acclamation
Barbara Schoen explained that this was a nomination by acclamation. Welcomed Stephanie Caronna and gave a little background on Stephanie. She also thanked Jessica Taff for her service over the years.

- **PRESIDENT'S REPORT & BOARD UPDATES (Mark Pierpoint)**
 1. **Updated Architectural Standards**
 2. **Landscaping: HOA had 4 funded projects**
 - a. *Tatch and aerate the lawns.*
 - b. *Seak out professional landscape company for ideas. Working with Peak Landscape to do a walk through.*
 - c. *What can we do to make the glen more attractive?*
 - d. *Upgraded the front entrance.*
 3. **CC&Rs:**
 - a. *Gave CC&R update, made it easier to understand the documents and cost about \$11,000.*
 - b. *Forced by the State of California to send voting packets by US mail.*
 - c. *Disappointed that homeowners aren't voting.*
 - d. *We have not received enough votes to count.*
 - e. *Homeowner Handbook: Homeowner Responsibility versus HOA responsibility. What does deck maintenance mean? What maintenance is the homeowner responsible for? We will have a frequently asked questions section and want to remind homeowners to view this before next winter.*
 4. **Insurance**
 - a. *Insurance continues to go up. Our insurance only went up \$10,000 versus other HOA's in the basin paying over a million dollars.*

- b. *Each homeowner is required to have their own condo insurance policy.*
5. *Parking Proposal: After looking into a parking tag program we will probably not go down this route.*
- GENERAL MANAGER'S REPORT (Lauren Kettmann)
 - A. *Action Items from 2022 Annual Meeting*
 1. *Updated Architectural Standards*
 2. *Insurance*
 3. *ADA Project: Pushed until 2024 and will finish the pathway from the gazebo to the playground.*
 4. *CC&Rs: waiting until we get enough votes to count.*
 - B. *Topics to Discuss*
 1. Winter Damage 2022: *Experienced a lot of damaged windows and ice dams this past winter. We learned which areas are of concern, which units to pay closer attention to with snow and ice buildup. The most important responsibility of the homeowner is to make sure to shovel your decks to avoid ice and snow dropping from roofs and into units.*
 2. Sealing Asphalt: *Every 5 years we reseal the parking lots. We contracted Eric Sutton to do the work and turned out great.*
 3. Building Painting Phase 3: *We contracted Sierra Rainbow Painting to complete Phase 3 of painting.*
 4. New Truck and New Storage Container: *Decided to purchase a new truck for the HOA since the old truck had a lot of issues and was going to be expensive to fix. New Storage Container was purchased to store equipment.*
 5. Tree Work: *Hired Pacific Crest Tree Care to address broken branches, problem trees, and branches too close to buildings. Very happy with their work and will use them in the future.*
 - C. *Proactive Steps Taken to Control Costs*
 1. *Jason Kary touched on this with the financial report.*
- TREASURER'S REPORT
 1. *Financial Review: Prudent, Proactive, Planning*
 2. *5-6% over budget which comes out to \$47,000 and have 1.7 in Reserves.*
 - a. *Where are we over?*
 - *People cost: Alan's retirement-\$28,000.*
 - *Deferred compensation and HOA had to pay all taxes.*
 - *Alan banked a lot of Paid Time Off which was a big payout of \$16,000.*
 3. *HOA dues: currently \$400 and will go up to \$420 a month.*
 4. *All slides will be posted to the website.*

- OPEN SESSION

1. *Brenda Gill: What is the HOA doing about dead and dying trees for fire protection?*
 - a. *Defensible space: keep all trees 6ft-10ft away from roofs and buildings.*
 - b. *Short Term Rental Inspections: STR owner will pay for additional work if they need it done faster than HOA can perform.*
 - c. *Check regulations with the Fire Department for Defensible space and Fire Department.*
2. *Ronnie Johnson: Tree branches broke her screen, will HOA pay to fix? Will the HOA address the cottonwood behind unit?*
 - a. *Yes, HOA will pay to fix screens and the cottonwood will be addressed.*
3. *Sunny D: Do we allow children with diapers into the pool areas and when does the spa get cleaned?*
 - a. *Look into signage for young children with diapers and the spa gets cleaned every Friday.*
4. *Sandra: The pools are very cold, what temperature do we keep the pools at? Have we ever investigated pool covers?*
 - a. *The pools are kept at 84 degrees, we have not investigated pool covers but we will investigate it.*
5. *Colleen: Has the HOA ever considered installing mini splits at the association?*
 - a. *No, we have not, and are not considering it.*
6. *Sunny Nelson: Have we ever considered putting the unit numbers on the parking spots?*
 - a. *We have looked into that, and we will do so when we stripe the parking lot next year.*

- ADJOURNMENT

Doug O'Neal makes motion to adjourn the meeting.

Jessica Taff Seconds

All in favor: Aye

11:39am

****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.*