

**LFG HOA Board Meeting *MEETING MINUTES* Saturday, November 18th, 2023,
8:00 AM**

The meeting will be held in the office, or you can join virtually. Please check website.

Page	Agenda Item	Lead	Purpose Current Status
	Meeting call to order	Mark Pierpoint	8:31am
	Approval of Minutes: 10/14/23 Meeting Minutes Person's Present	Board	Motion to approve minutes: Jim Cochrane Second: Jason Kary All in Favor: Aye. Mark Pierpoint, Alan Nelson, Barbara Schoen, Jim Cochrane, Jason Kary, Kevin Morrison, Linda Meckel, Jessica Taff, Lauren Kettmann, Karin Reginstrom, Roxanne Hargrove, Bill Schoen
	Homeowner Hearing/Correspondence: Unit 21	Lauren Kettmann	Roof repairs done. Emailed homeowner. The back door needs to be painted; they can wait until warmer weather to paint the door.
	Action Items from 10/14/23 Meeting: Action item #1: Homeowner Handbook Action item #2: Heat Tape Action item #3: North Lake Fire Department Fire Inspection Action item #4: Update Architectural Standards Action item #5: Meet with McClintock: Financials	Board, Lauren Kettmann Lauren Kettmann Lauren Kettmann Lauren Kettmann Lauren Kettmann	Get ready for winter email to send out to all homeowners before the first snow. This email will include the homeowner handbook which has frequently asked questions and answers. I will include deck shovelers for homeowners to reach out to and overall general information for winter. Installed heat tape on 3 of the most problem units in the glen. Each homeowner signed an agreement form. Scheduled for 1/8/23. Jim Cochrane to walk with Lauren Kettmann and the Fire Department. Done. Added an approved hose holder to the Architectural Standards. Will give Audra with McClintock our January meeting date so we receive financials earlier in the month before the board meeting.

	<p>Old Business: OB #1: CC&Rs and By Laws</p>	<p>Board</p>	<p>Motion to extend voting 30 more days: Barbara Schoen.</p> <p>Seconds: Jim Cochrane</p> <p>Aye: Barbara Schoen, Jim Cochrane, Alan Nelson, Jason Kary</p> <p>Nay: Mark Pierpoint, Kevin Morrison, Linda Meckel, Jessica Taff</p> <p>Did not pass, was a tie.</p> <p>Motion: Commence counting votes after Thanksgiving.</p> <p>Seconds: Jessica Taff</p> <p>Aye: Jason Kary, Linda Meckel, Jessica Taff, Mark Pierpoint, Kevin Morrison</p> <p>Nay: Alan Nelson, Barbara Schoen, Jim Cochrane</p> <p>Passed vote, we will not accept anymore votes. Will schedule a meeting to count votes with Karen Reed. I will send out an email notifying homeowners a week before.</p> <p>Action: Set up Microsoft Teams meeting.</p>
	<p>New Business: NB #1: None.</p>	<p>None.</p>	<p>None.</p>
	<p>Committee Reports: None.</p>	<p>None.</p>	<p>None.</p>
	<p>Financials: F #1: August Financials</p>	<p>Jason Kary</p>	<p>No issues, all consistent, truing up small adjustments with McClintock. Add late fees for anyone delinquent, offer ACH payment option.</p> <ol style="list-style-type: none"> 1. Final 2024 Budget Report with McClintock. This will be included in the November mailing. 2. Financial Audit: Kick off call in January.

			<ul style="list-style-type: none"> 3. Second Reserve Account: Set up second reserve account with Charles Schwab: funding 250K. 4. HOA Banking: In the works of transferring banks from El Dorado Savings Bank to Plumas Bank for 2024. They have better ACH payment options. 5. Monthly Financial Reporting: give McClintock our 2024 board meeting dates and they will deliver the financials 2 weeks prior. 6. HOA Portal: researching options for homeowners' portal.
	<p>Open Session: OS #1: Board/Homeowners future topics / non-agenda items</p>	Board	<p>Agenda Topics:</p> <ul style="list-style-type: none"> 1. Update email and mailing addresses. <p>Action: Contact Linda Meckel to go over distribution lists for homeowners.</p> <ul style="list-style-type: none"> 2. Set January 2024 Board Meeting Date: January 20th, 2024 at 8:30am. 3. Homeowner Inputs: Roxanne Hargrove requests the board of directors take a course on proper rules and Davis Sterling requirements. Need to follow our Rules and Regulations.
	Executive Session	Board	No Discussion.
	Meeting adjourns		<p>Motion: Linda Meckel Second: Jim Cochrane All in favor: Aye. Time: 10:31am</p>