

LFG HOA Board Meeting *MINUTES* Saturday, January 20th, 2024, 8:30 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	8:31am
	<p>Approval of Minutes: 11/19/2023 Meeting Minutes</p> <p>Person's present</p>	Board	<p>Motion to approve Minutes: Jim Cochrane Second: Barbara Schoen All in Favor.</p> <p>Mark Pierpoint, Doug O'Neal, Alan Nelson, Barbara Schoen, Jim Cochrane, Jason Kary, Kevin Morrison, Stephanie Corrona, Linda Meckel, Lauren Kettmann, Helen Marcus, Roxy Hargrove, Bill Schoen, Gale</p>
	<p>Homeowner Hearing/Correspondence: Unit 76</p>	Lauren Kettmann, Board	<p>The heat tape application was approved at the homeowner's expense. Check if any damage occurs to shingles, if so, also at homeowners' expense.</p> <p>Motion to approve the request: Jason Kary Doug O'Neal Seconds. All in favor: Aye.</p>
	<p>Voting of the Officers:</p>	Board	<p>Doug O'Neal nominates Mark Pierpoint for President. -Kevin Seconds -All in favor: Aye -Mark Pierpoint abstains.</p> <p>Barbara Schoen nominates Alan Nelson as Vice President. -Doug O'Neal Seconds -All in favor: Aye</p> <p>Kevin Morrison nominates Jason Kary for Treasurer. -Mark Pierpoint Seconds -All in favor: Aye -Jason Kary abstains.</p> <p>Doug O'Neal nominates Stephanie Corrona for Secretary. -Barbara Schoen Seconds -All in favor: Aye -Stephanie Corrona abstains.</p>

<p>Voting of Committee Chairs</p> <p>Board Meeting Dates 2024</p> <p>Action Items from 11/19/23 Meeting:</p> <p>Action item #1: Unit 21</p> <p>Action item #2: CC&Rs and By Laws</p> <p>Action item #3: Meet with Linda Meckel</p>	<p>Board</p> <p>Board, Lauren Kettmann</p> <p>Lauren Kettmann</p> <p>Lauren Kettmann</p> <p>Board</p> <p>Linda Meckel, Stephanie Corrona</p>	<p>Jim Cochrane – Landscape Committee Kevin Morrison- Pool and Tennis Committee Alan Nelson – Rules and Regulations (Update Rules and Regs document) Doug O’Neal- Architectural Standards Committee Mark Pierpoint- Governance Committee (Linda Meckel and Stephanie Corrona) Barbara Schoen: Elections Committee</p> <p>*February 24th, 2024 *March 23rd, 2024 *April 20th, 2024 *June 22nd, 2024 *July 20th, 2024 *No August Meeting *September 14th, 2024 *October 12th, 2024 *November 23rd, 2024 *No December Meeting</p> <p>Action: Update website, send email to all homeowners, and to the board of directors.</p> <p>Complete. Communicated with homeowner.</p> <p>Update homeowners via newsletter and email. They are currently being recorded and will still operate off current CC&Rs and By Laws until they are recorded.</p> <p>Linda Mecke and Stephanie Corrona work together to redo the format for board meeting agendas and board meeting minutes.</p>
<p>Old Business:</p> <p>OB #1: Heat Tape</p>	<p>Lauren Kettmann, Board</p>	<p>Action: Reach out to other HOAs around the lake to see who they used and how much it cost to install.</p>
<p>New Business:</p> <p>NB #1: Spectrum</p>	<p>Board</p>	<p>Spectrum Contract: Options for both internet only and internet and cable. Bulk contract will save money. Communicated via Town Hall meetings with the CC&R and By Laws, survey done in the past, overwhelming pursuit for the contract.</p>

	<p>NB #2: Homeowner Email- Distribution List</p> <p>NB #3: Quarterly Newsletter & FAQ</p>	<p>Lauren Kettmann</p> <p>Lauren Kettmann</p>	<p>How have we been clear to homeowners with this new contract? No Formal Contract? Other options for a cheaper option, Starlink, ATT or other providers.</p> <p>Motion to support Spectrum with contingency once the CC&Rs and By Laws recorded: Barbara Schoen Jim Cochrane seconds</p> <p>Vote: -Jim Cochrane, Doug O’Neal, Alan Nelson, Stephanie Corrona, Kevin Morrison, Barbara Schoen: Yes</p> <p>-Jason Kary, Mark Pierpoint, Linda Meckel: No</p> <p>Push homeowners to communicate via email.</p> <p>Action: Create new distribution lists for email communication by the next meeting.</p> <p>Get information to Lauren for February’s newsletter by 1/24. Schedule for Quarterly Newsletter: -February -May -August -November</p>
	<p>Committee Reports: None.</p>	<p>None.</p>	<p>None.</p>
	<p>Financials: F #1: September, October, and November Monthly Financials</p>	<p>Jason Kary</p>	<p>The operating account is currently coming in over budget by about 20k. The reserve spending was predicted to be 369K but only spent 256K, so we are looking about 100k under.</p> <p>Working on transitioning banking from El Dorado Savings Bank to Plumas bank.</p> <p>Looking into different Homeowner Portals. Hoping to have a decision by May 2024.</p>
	<p>Open Session: OS #1: Board/Homeowners future topics / non-agenda items</p>	<p>Doug O’Neal, Kevin Morrison,</p>	<p>Action: Put building painting on next board meeting agenda. Set up a better key system for the pool/spa area. Repair pickle ball court fence. Keep on track for closing device for the pool gates.</p>

		Gale, Roxy Hargrove, Lynn Lavecchia, Bill Schoen	<p>Oversee overflow parking and expired tags. Keep up with Old Business from meeting to meeting.</p> <p>Homeowner comments: -Please send out notice and attach contract and have discussion at the February meeting, follow the proper decision, ask the lawyer. Voting was contingent.</p> <p>-Check rules for agenda and attachments, only available upon request for the spectrum contract. Look into leaving cars in the overflow lot. Charging homeowners could be a source of revenue. Update Rules and Regs document.</p> <p>-Looking forward to the new key card system as my key is falling apart. When a homeowner leaves on vacation can't they leave their car in the overflow lot? Please add basketball nets to the basketball hoops.</p> <p>-Short Term Rentals should register with the office, turn in a form so Lauren knows who is in what unit. Hire someone from Friday evening to Sunday evening to enforce rules. Put on agenda for next meeting.</p>
	Executive Session None.	None.	None.
	Meeting adjourns	Mark Pierpoint	<p>Motion: Mark Pierpoint Second: Jim Cochrane All in favor Time: 11:09am</p>