

## Lake Forest Glen Homeowners Association

ANNUAL HOMEOWNER'S MEETING  
October 12, 2024: 10:00 AM to 12 Noon

TCPUD Meeting Room, 221 Fairway Drive Tahoe City, California 96145

**Board Members Present:** Mark Pierpoint – President, Alan Nelson - Vice President, Jason Kary – Treasurer, and Stephanie Caronna – Secretary. Directors: Doug O’Neal, Barbara Schoen, Jim Cochrane, Linda Meckel

**Board Members Absent:** Kevin Morrison

**HOA Staff:** Keith Larsen, Kierstin Slusher

**Call to Order:** The Annual Homeowners HOA Board meeting was called to order by M. Pierpoint at 10:15 am. Board members and staff introduced; quorum established

### Summary of Discussion Points

### Next Actions

#### Approval of 2023 Annual Homeowner meeting minutes

Motion to Approve by Gary Leach (#218), seconded by Linda Meckel, Board approved

#### Board elections

B. Schoen reported that she, J. Cochrane, D. O’Neal were elected by acclimation in the July Board meeting, i.e., there was no official election business at the annual meeting.

#### President Update

Board decision to keep HOA management in-house. Received talented pool of candidates; ultimately hired Kierstin Slusher as new HOA Office Manager.

- K. Slusher start date Oct 4; will be working to orient herself to LFG over the next several weeks

#### Spectrum services

HOA received sufficient votes to enter 5 yr contract, effective June 28, 2024.

- Homeowners may call Spectrum with any lingering questions or items (performance, wiring, etc.) (855) 326-5115

#### HOA communications going electronic

Board would like to make LFGHOA as paperless as possible in effort to achieve cost savings. Electronic notifications, ACH payments and streamlined communications would reduce labor intensive processes and admin costs. New

- Board may consider reduction in dues for owners who move to fully electronic interactions.
- Considering new HOA portal to help centralize and streamline owner communication, access to HOA

CA law effective January 2025 will allow use of certain electronic voting but will require HOA to manage Homeowner preferences

documents, maintenance requests, etc.

### Landscaping Update

The Mission of Landscaping committee continues to focus on making the Glen more attractive. Recent activities include new plantings at the front entrance, clearing of thicket at Bristlecone entrance.

In 2025:

- Plantings and drip line install on opposite side of Front entrance.
- Plant Korean Dogwoods along Bristlecone entrance

### Insurance Update

Several HOAs in area have been dropped including LFG and working to gain coverage. LFG entered into a new insurance policy with a 257% increase (from \$133k to \$475K) in cost effective September 1, 2024. LFG is a “planned development” thus coverage covers “studs out”.

- Homeowners to receive ballots on insurance driven increases to monthly HOA dues; vote by October 31, 2024, and count to follow immediately thereafter.
- Homeowners to review their policies to meet recommended coverage. May contact Rich Votaw at Farmers for quotes.

Homeowners should have proper insurance for “studs in” \$250,000 coverage and \$1,000,000 in liability.

Homeowners may reference HOA Insurance presentation [HERE](#).

### Project Update

- ADA Phase 2
- Quiet pool fencing – evaluated and deemed replacement not needed at this time.
- Year 4 of exterior building painting cycle now complete
- HOA office install of new door and window replacement in process

- Phase 2 includes walking paths, etc. will take place in 2025

2025 work will include:

- Defensible space: HOA received input from fire department and has 2-3 years to complete work. Short Term Rentals (STRs) have Oct. 2024 deadline and HOA is working with STRs but STRs may incur charges to meet and STRs are responsible for clearing their decks.
- Repair of concrete front steps (for units that have steps)
- HOA to pay taxes in 2025 for first time in many years due to increased insurance rates. (HOA is a corporate entity, not a non-profit)
- HOA must meet new corporate transparency requirements by the

### Financial Update

2024 Forecast: Revenue \$1.32M; Operating Expenses \$1.08M (up 24%); Projected YE Reserve Balance \$1.585M

2025 Forecast: Operating Expenses \$1.371M (up 36% due to inflation,

inclusive of Spectrum fee, repayment of reserve borrowing for insurance costs) Staffing costs \$433K (up 14% with full staff and wage increases); Reserve spending \$94K; Monthly HOA Dues \$627 (up 29% due to increase insurance costs, reserve allocation repayment – increase of 20% or greater requires approval of a majority of a quorum of homeowners).

Reserves discussion outlined projections through 2035. In 2032, reserves fall below \$1M due to scheduled work; lowest level HOA would like to go. Reserves are reviewed annually.

- government. Working to get complete.
- HOA focused on spending as little as possible from reserves and expects more quiet time on projects in 2025.

#### Open Session:

- Further comment on insurance requirements for “studs in” for Homeowners.
  - M. Pierpoint reiterated first mention was in 2023 Homeowners meeting and challenges HOAs are facing in current insurance landscape.
- Rich Votow from Farmer’s Insurance in Tahoe City joined meeting and provided an overview of what he has experienced with clients and current insurance situation.
- Reference to August Insurance presentation was made where homeowner agreed that Option #1 was the best recommendation but had questions on Option #3.
  - HOA stands by Option #1 as Option #3 would lead to future increases in following year. (see above for link to Insurance presentation)
- Ongoing concerns with bears and garbage.
  - HOA looking at modifications to current bins; HOA does not own bins so much work with trash company.
- Comment on not allowing STRs not get any special treatment unless they pay additional fees.
  - CC&Rs do allow Board to enact differential fees.
- Concerns about STRs and amenities. Would like to see STRs and their guests not have access to amenities. Medical alert dog should be registered in the office.
  - Any HOA staff member is authorized to enforce Rules & Regs. HOA may consider dog area on property.
- Recommendation was made to stencil unit numbers on parking spaces in front of units.
  - HOA has this on action list and will readdress
- Homeowners would like to be informed of any pesticide spraying.
- Comment on speed bump installation as many cars do not stop at stop signs.
  - Due to previous law-suit speed bumps were removed and will not be replaced.

M. Pierpoint made motion to end meeting, second by L. Meckle; all in favor and meeting was adjourned at 12:43 pm.

DRAFT