

NOTICE OF THE MEETING: An open meeting of the Board of Directors of the Lake Forest Glen (LFG) Homeowners Association will be held at **8:30 am** on **Saturday, November 16, 2024**, in the HOA Office or attend via phone:

Microsoft Teams [Need help?](#)

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Meeting ID: 257 560 431 361 Passcode: kAjbMQ

Dial in by phone

[+1 929-352-2956,,312282731#](#) United States, New York City

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Phone conference ID: 312 282 731#

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The following items will be on the agenda for the meeting:

BOARD MEETING AGENDA

- I. Call meeting to order
- II. Roll Call
- III. Introduction of election officials and their role in counting ballots for the membership vote in dues increase following the increase in insurance.
- IV. Approval of October Meetings Minutes
- V. Review Homeowner Correspondence and Hearings
 - a. Architectural Modification Request (requiring Board review): None received
 - b. Correspondence (received since Oct meeting):

Topic	# of emails	Key Theme(s)
Seasonal vehicle reg	2	parking
Infractions	1	Tires stored on back deck
Maintenance	11 (22%)	Water damage, sitting water, impact from defensible space work
Insurance/Defensible space/STRs	33 (66%)	Status of work and inspection, permit renewal, work completed by 3 rd party
HOA Dues	2	How to submit payment
Architectural	1	Interior repairs, permit
HO Emails received	50	

VI. Presentation of Reports

c. Financials and Insurance (J. Kary, K. Slusher)

Time	Topic	Owner	Intended Outcome
10 - 15 mins	Monthly Financial Review	J. Kary, K. Slusher	<ul style="list-style-type: none"> Review financial statement for prior month
1-3 mins	Reserve Study	K. Slusher	<ul style="list-style-type: none"> Discussion options for professional Reserve study
3-5 mins	Insurance Committee	M. Pierpoint, J. Kary	<ul style="list-style-type: none"> Discuss proposal to establish new Insurance committee, vote to adopt and next steps.

d. Manager's administrative report (K. Slusher, M. Pierpoint)

Time	Topic	Owner	Intended Outcome/Update
10-15 mins	General Admin update	K. Slusher	<ul style="list-style-type: none"> Provide general update.
	Corporate Transparency Act	M. Pierpoint	<ul style="list-style-type: none"> Corporate Transparency Report (BOIR) was submitted October 15, 2024.

e. Committee Reports (various)

Time	Topic	Owner	Intended Outcome
	No reports		

VII. Old Business (various)

Time	Topic	Owner	Intended Outcome
1-3 mins	Gate Lock System	K. Slusher	<ul style="list-style-type: none"> Present possible options to consider
10-15 mins	Project updates	K. Slusher	<ul style="list-style-type: none"> Provide status of various projects and work throughout the Glen.
1-3 mins	Required Homeowner annual mailing	K. Slusher	<ul style="list-style-type: none"> Goal to mail not later than Nov. 30, 2024 pending McClintock report completion, provide Board with status to meet deadline.
1-3 mins	New HOA website platform	S. Caronna	<ul style="list-style-type: none"> Discuss and vote to adopt recommended platform, HOAStart

VIII. New Business (various)

Time	Topic	Owner	Intended Outcome
1-3 mins	Defensible Space – STR(s)	M. Pierpoint	<ul style="list-style-type: none"> Discuss how to apportion expenses for defensible space work specific to the 42 (of 52 registered with Placer County) Short Term Rental (s) homeowners requiring work to renew their permit.
3-5 mins	Board to consider reduction in dues for homeowners who opt to go fully electronic	M. Pierpoint	<ul style="list-style-type: none"> Discuss options
3-5 mins	2025 Board meeting calendar	S. Caronna	<ul style="list-style-type: none"> Review, finalize and approve Board meeting schedule for 2025
1-3 mins	Possible new items raised in October Annual Homeowner meeting	S. Caronna	<ul style="list-style-type: none"> Board to determine if any or what next steps may be taken: consider a dog area within complex; stencil unit numbers on parking space; homeowners to be alerted to future pesticide spraying

IX. Reporting Ballot results

Time	Topic	Owner	Intended Outcome
5-10 mins	Ballot outcome	K. Slusher, J. Kary	<ul style="list-style-type: none"> Discuss next steps

X. Open Forum (Homeowners)

XI. Executive Session: this portion of the meeting is closed to membership per Civil Code §4935; topics: owner delinquencies, staffing compensation.

XII. Adjourn

NOTE: No December Board Meeting.