

**Lake Forest Glen Homeowners Association
Regular Meeting of the Board of Directors
September 17, 2011 8:30 a.m.
held at Lake Forest Glen Association Office
3101 Lake Forest Road
Tahoe City, California 96145**

MINUTES

CALL TO ORDER BY - President, Mark Pierpoint at 8:34a.m. A quorum was established with 5 directors. Directors present were, Nikki Aronhalt, Jim Cochrane, Alan Nelson, Mike Robinson and Mark Pierpoint by phone Staff present, Alan Miescke, General Manager and Carol Rainville, Administrative Assistant.

1. **APPROVAL OF REGULAR MEETING MINUTES** – A motion was made by Mike Robinson to approve the minutes of July 23, 2011. A second was made by Jim Cochrane. The motion was passed by a vote of five directors.

2. **HOMEOWNER HEARINGS/CORRESPONDENCE**
Unit 8 plans were reviewed and discussed by the board. A motion was made by Mark Pierpoint that the board reject the request by unit 8 on the grounds that the proposed deck would increase coverage in Lake Forest Glen but more importantly it seeks to gain exclusive usage of existing common area. Mike Robinson seconded the motion and all were in favor.

3. **MANAGER’S REPORT-**
There was discussion, updates and resolution on most of the issues on the Action Items dated 9-17-11.

The new street signs are much easier to read and will be replaced as needed.

Concerning Unit 28, Alan spoke with him and he has purchased a new storage box for his deck and will put it in a better place for winter.

Alan explained the old insurance policy vs. the new insurance policy with Farmers. There was a short discussion and the board agrees that Alan made a good choice and did a great job.

Alan did talk to TRPA about the paver coverage. There was not a clear answer. There would have to be a complete coverage assessment of LFG done by TRPA. If we get to that point we will contact them again.

The paving company has not returned calls. We have no bid for crack filling. The budget allows us to fill cracks this year. Next year we will start paving the whole place. We cannot overlay so it will all be torn up to complete the job. We have the parking stripe machine. The stripping will be done next year.

There was discussion about the culvert pipe, fence and gate repairs. Brian Stewart from Placer County Engineering will come out to survey the situation with Alan. Alan has a concern with run off caused by plugged pipes.

Sixty percent of the windows have been completed and Alan Miescke will re-access over the winter.

The steps at unit 64 are completed. A person who knows concrete will be hired next time.

A letter will go out to HO concerning water saving conversion kits for toilets and shower head. PUD has a big leak and will start repairs Monday.

Doug O'Neal provided us with storm/screen door options. Jim Cochrane made a motion to approve these options and Mike Robinson seconded the motion. All were in favor.

Storage containers must be the approved brand of Rubbermaid with the colors taupe and evergreen. These can be found at Lowe's, Home Depot, Target or Wal-Mart. The dimensions shall not exceed 4ft (H) x5ft (L) x 3ft (D).

The board looked at the flyer for the corner lot. The board agrees to let the idea go.

Pathway pavers review by Mark – to be continued.

The board members approved the budget for 2011/2012.

The annual meeting agenda has been updated with Tennis Court topic.

A. OLD BUSINESS

1. Test Leak Kits – Mark Pierpoint will get at least 100 leak test kits so LFG can sort out any leaks there might be in the units.
2. The letter of warranty from the roofing company was discussed and it was suggested that we have our lawyer review it and file it. The Vice President of the roofing company signed the extended warranty. We have the original contract, pictures of the leaks, a spread sheet of units that leaked and need repair and the new extended warranty. The leakers have been torn up and resealed. It was suggest we get a specific response about the sentence that reads “ No liability is assumed for damage, in respect, to the building or contents thereof”. It might be as simple as we put them on notice that we disagree but we'll move forward. We might want to respond with a notice that says please be informed that you will be responsible for any costs to repair any damage to the interior of a unit because of a roof leak, then it will be in writing. A big enough claim would go to the insurance companies.

B. NEW BUSINESS

1. The new information about the flood plain area was discussed and it is hopeful that Lake Forest Glen will soon be out of the flood zone once new maps are completed.

4. COMMITTEE REPORTS

- a. The Rules & Regulations Committee was able to meet and come up with suggestions for fines and would like help with the wording in the document. There was a lot of discussion and the board would like to keep all fines the same dollar amount and the fines will go up for the 2nd or 3rd offense. Alan Miescke would like to handle each situation by finding the person first and talking to them, then a written warning and then the fine. Then there is never a debate about the situation. Warning will be left up to Alan's discretion. Not moving a car during snow removal and disturbing peace/curfew is an immediate fine, no warning. Alan Nelson will continue to refine and we should have a finished document to hand out at the Annual Meeting.

b. Architectural Review Committee

1. Storm/Screen Doors - All of the proposals below require a Bronze Frame, and clear (un-patterned glass) and bronze (earth tone) hardware.

HOME DEPOT

- #1. Anderson 4000 Series-Solid one piece insulating glass-Bronze body and hardware.
- #2. Anderson 3000 Series Solid one piece clear glass-Bronze body and hardware.
- #3. Anderson 3000 Series TruEase door with TruScene insect screen or self-storing with slide away insect screen with Bronze door frame and hardware.

LOWE'S

- #1. Larson Tradewinds Full View-earth tone frame and bronze hardware.
- #2. Larson Tradewinds Mid View-earth tone frame and bronze hardware.

A motion was made by Jim Cochrane to accept these proposals for Storm/Screen Doors that Doug O'Neal has made. Mike Robinson seconded the motion and all were in favor.

2. **Storage Containers** - Doug O'Neal provided us with information to put into our Architectural Standards handout sheet to help clarify the acceptable type, color and size. Storage containers must be the approved brand of Rubbermaid with the colors taupe and evergreen. These can be found at Lowe's, Home Depot, Target or Wal-Mart. The dimensions shall not exceed 4ft (H) x 5ft (L) x 3ft (D).

5. **INFRACTION REPORT** - None

7. **LEGAL**

- A. Vote on Lien from Mr. Fong - A motion was made to file the lien by Mark Pierpoint. Jim Cochrane seconded the motion and all board members were in favor. Alan Miescke will talk with Mr. Fong about whether or not it would be appropriate to invoice/charge for the administrative processing that has gone on for years with a unit and also ask him about boards approval to slap a lien on that unit every time they reach \$1800.00.

8. **ACCOUNTING**

- A. May 2011 Financial- Mike Robinson reviewed with the board.
- B. Smith-Barney Statement – Was reviewed by the board.
- C. Delinquency Report – The number of late dues remains low.
- D. Delinquency Tracking Graph – The board reviewed.
- E. Dues Analysis Report Graph – The board reviewed.

9. **WEBSITE** - None

10. **BOARD MEMBER’S COMMENTS / REQUESTS / NON-AGENDA ITEMS**

Letter from Unit 209 concerning internet access was discussed. A letter will be written to acknowledge the homeowner’s request. At this time the association will not be able to offer a solution. We will be looking at alternatives in the future.

11. **EXECUTIVE SESSION** –

The meeting was adjourned at 10:38 am. Next meeting to be held October 8, 2011 at 8:00a.m.