

**LAKE FOREST GLEN HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS**

8:30a.m.at the Lake Forest Glen Homeowners Association Office on June 19, 2010

MINUTES

1. **CALL TO ORDER** by President, Mark Pierpoint at 8:32a.m. A quorum was established with 7 directors.

Directors Present	Directors via phone	Directors Absent	Staff/Others Present
Mark Pierpoint	None	Nikki Aronhalt	Alan Miescke, Gen. Mgr
Mike Robinson		Marshall Jackson	Heather Mesa, Admin. Asst.
Brian Kane			
Jim Cochrane			
Alan Nelson			
Doug O’Neal			
Steve Vanni			

2. **APPROVAL OF MINUTES** – (from May 22, 2010 Regular Board Meeting)
There were a couple of changes that were noted. Heather will make these changes. A **MOTION** and a **SECOND** were made to approve the minutes with these changes. **YES:** Robinson, Kane, Cochrane, Nelson **NO:** None **ABSTAIN:** Vanni, O’Neal
MOTION PASSED

*****ACTION ITEM #1 Heather to make corrections in the May 22 meeting minutes.**

3. **HOMEOWNER HEARINGS / CORRESPONDENCE**
A. **Homeowner Email Regarding Pool Usage**-an email was received regarding the quiet pool not being so quiet. The Board briefly discussed this and decided to put it on next month’s agenda to discuss further. Each member should bring some new suggestions as to how remedy this problem.

*****ACTION ITEM #2 Heather to put “Pool Usage” on the next agenda.**

4. **MANAGER’S REPORT**
A. **Action Items**
1. Alan has contacted the homeowner with the deck request. The owner agreed to meet with Alan to discuss the footings and privacy fence when he comes up to do the work.
 2. Alan discussed the disputed charge with the attorney. The attorney agreed to remove the charge.
 3. The homeowner with the legal fee in question was notified that the charge was removed.
 4. Alan included the list of on-going action items that he had. Mark requested Mike to put some prices along with each item to be able to determine how they fit into the budget.

*****ACTION ITEM #3 Mike to put cost estimates together with upcoming projects (i.e storage sheds, asphalt, etc.)**

5. Some of the codes in the budget were a little outdated so Alan and Mike met to update line item codes /titles for the budget.
6. Notification was sent to all homeowners informing them that the Annual Meeting will be held on October 16 this year.
7. Heather reserved the meeting room for the annual meeting.
8. The wording for the “overflow parking” was tabled until the Rules & Regulations Committee Reports portion of the meeting.
9. The discussion of footpaths was tabled until the Rules & Regulations Committee Reports portion of the meeting.
10. The attorney was notified that the 3rd revised CC&Rs and by-laws passed.
11. All homeowners were sent notification that the 3rd revised CC&Rs and by-laws passed.
12. Heather noted on the website that the 3rd revised CC&Rs and by-laws passed.
13. The Board will address the pet policy later in the meeting.
14. “Doggie bag stations” were researched. The ones researched so far were found to be rather expensive, but the Board seems in favor of this if there is a less expensive way of doing this. Alan and Mike were directed to put this on the list of on-going action items and see where it fits into the budget.

*****ACTION ITEM #4 Alan and Mike to put “doggie bag stations” on the list of on-going action items as it fits into the budget.**

15. Mike is still working on putting a monthly cash flow together. He will have this for the next meeting.
16. Brian painted the speed bumps and Alan will be putting them out.

B. Old Business-none

C. New Business

1. **Footpath Signs**-tabled until the Rules & Regulations Committee Report
2. **Meadow Restoration Project**-it was mentioned that we should begin determining what steps we need to take to ensure Lake Forest Glen is no longer in the flood zone once the meadow project is complete. Alan will contact Amy Green of Placer County and try to determine what we need to do.

*****ACTION ITEM #5 Alan will contact Amy Green to determine the steps the association needs to take to be out of the flood zone once the meadow project is complete.**

5. COMMITTEE REPORTS

- A. Architectural Review Committee**-Doug submitted changes from the committee for Heather to update. These were made available for the Board to review. Additional changes that were brought up in the meeting were the types of materials allowed for decks. Only trex, redwood, cedar and ipe will be allowed. Also, the ledgers can no longer be attached to the buildings as some are causing the siding to rot. Heather will update this wording in the standards and send to Doug.

*****ACTION ITEM #6 Heather to make updates on Architectural Standards and submit to Doug.**

B. Rules & Regulations Committee-it was decided to eliminate the Simplified Rules & Regs. and highlight the top problem issues someway on the front page of the Rules & Regs page. Other items discussed were as follows:

1. **Boat/RV Parking**-changes made:
 - Added “for current occupants only”
 - Remove 25’ limit on RVs and Alan will determine on a case by case basis
2. **Footpaths**-a concern was raised that if children are not allowed to ride bikes on the pathways they are left to ride them in the street, the flip side is that it is hazardous to pedestrians on the pathways. After much discussion, a **MOTION** was made by Mark to remove the wording from the Rules & Regulations regarding bicycles, roller blades and roller skates. A **SECOND** was made by Jim. **YES:** Cochrane, O’Neal, Vanni, Robinson **NO:** Kane, Nelson **MOTION PASSED**
A **MOTION** was made to change the signs on the footpaths to read “Pedestrians have the right of way at all times.” A **SECOND** was made by Mike. **YES:** Cochrane, O’Neal, Vanni, Robinson, Kane **NO:** Nelson **MOTION PASSED**
If it becomes a problem, it can be readdressed.
3. **Pets**-the privilege of renters being able to have pets was discussed. It will now be at the owner’s discretion to allow or not allow a renter to have a pet. The same rules that apply to homeowners will apply to renters. Renters must keep their dog under control, pick up their feces and not be a nuisance.
 - Replace second bullet in Rules & Regulations, under Pets, with “It is forbidden for an owner, renter or guests to allow a dog to be in the common areas with no responsible person in control.”
 - Remove bullet pertaining to renters in the Rules & Regulations under Pets
 - Change first bullet to read “Unit owners are allowed (2) pets maximum in their unit at Lake Forest Glen.”
4. **Items on Decks**-
 - On the Rules & Regulations under Landscaping & Grounds, replace “recreational equipment” with “children’s toys, kayaks and bicycles. All other items must be stored in the approved storage container.”
5. **Rentals**-remove from Rules & Regs

Any applicable changes above need to be updated on the Common Area Standards also. It was decided to move “Doorknockers” and “Nameplates” to the Architectural Standards from the Common Area Standards.

*****ACTION ITEM #7 Alan to have the wording on the signs along the pathways changed.**

*****ACTION ITEM #8 Heather to make changes to Rules & Regulations as discussed.**

*****ACTION ITEM #9 Heather to update the Common Area Standards per the Rules & Regulations.**

ACTION ITEM #10 Heather to remove “Doorknockers” and “Nameplates” from the Common Area Standards and add to the Architectural Standards.

6. **INFRACTION REPORT**-short list, not much discussion
7. **LEGAL**-Heather updated that the new governing documents were being recorded and we should have the final copy back shortly.
8. **ACCOUNTING**-Mike and Alan have gone through the budget thoroughly. They made some adjustments as they felt necessary. A few of the major projects noted were, in 2012, they will begin to put \$100K per year toward patching roads and an additional \$20K per year was put towards Landscaping for 2012 and 2013. Painting of the original gambrels was brought up. It was decided to not put the time and money into touching up the paint due to the fact they will be replaced next year. Mike is still working on putting a cash flow together while we are going through the roofing. The budget will be ready for finalization and approval by the Board at the next meeting.

*****ACTION ITEM #11 Mike to prepare a monthly cash flow forecast through next year and a half to make sure we stay on track with the budget.**

9. **WEBSITE**- no discussion
10. **BOARD MEMBER’S COMMENTS / REQUESTS / NON-AGENDA ITEMS**
11. **EXECUTIVE SESSION**-none

Mark adjourned the meeting at 10:46am.