

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

8:30a.m.at the Lake Forest Glen Homeowners Association Office on October 10, 2009

MINUTES

1. **CALL TO ORDER** by President, Mark Pierpoint at 8:32a.m. A quorum was established with 5 directors present and one available by phone.

Directors Present	Directors via phone	Directors Absent	Staff/Others Present
Mark Pierpoint Mike Robinson James Cochrane Steve Vanni Marshall Jackson	Alan Nelson	Doug O'Neal	Alan Miescke, Gen. Mgr Jim Reed, Homeowner

2. **APPROVAL OF MINUTES**-(from September 19, 2009 Regular Board Meeting)
A **MOTION** was made by Steve Vanni to approve the minutes from the September 19, 2009 meeting. A **SECOND** was made by Jim Cochrane. **YEAS:** Robinson, Pierpoint, Jackson, Nelson, Cochrane, Vanni **NOES:** None **ABSTAIN:** None
MOTION PASSED

3. **HOMEOWNER CORRESPONDENCE**

A. The owner of unit 128 was present to request installing a tankless water heater. Alan shared that there are a few in the Glen already. They have been installed using the existing venting out through the roof. Unit 128's proposal is to vent out the side of the building. As codes have changed, this unit would require not only the venting pipe, but also a pipe for intake. They will extend at least 2 feet from the roof line/building. Mark assured Jim the Board had all of the information they needed and then dismissed him. Alan shared that the Architectural Committee is concerned about the appearance and in past these types of items have not passed because this will open doors for all sorts of vents to start being put out the sides of the buildings. The Chair of the Architectural Committee sent in an email prior to the meeting as he was not able to be present. His response was that if it can be installed through the existing duct then it can be done that way, but not if a new hole would have to be made.

A **MOTION** was made by Steve to follow the Architectural Committees recommendation to not approve this request to penetrate the side of the building and that if to be done would have to go through the roof. A **SECOND** was made by Mike. **YEAS:** Vanni, Robinson, Jackson, Nelson **NOES:** Cochrane **ABSTAIN:** Pierpoint **MOTION PASSED**

4. **MANAGER'S REPORT**

A. **Action Items** (from September 19, 2009)

1. Mark responded to unit 20 regarding voting process. He passed this information on to Marshall as well as he is the Nominating Committee Chair.
2. The roofing page will be posted on the web at some point.
3. The Rules & Regs page was fixed on the website.
4. Alan will paint the speed bumps next year.
5. Heather will collect email addresses at the annual meeting.
6. Jim will work on landscaping when Peter is available.

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7. Mike made adjustments to the seasonal landscape labor in the budget.
8. Mark spoke to Cindy Gustafson at the TCPUD and got some current information that he will share at the annual meeting. The first 20 days or so the usage averaged out to be approximately 5,500 gallons per unit which was a fairly high usage time. Mark said Alan should be getting a call from the TCPUD to go over any possible leaks they have detected. Mark also received from her the rate increases for the next 5 years.
9. Alan was not able to get a summary page. Mark was able to retrieve some information from the internet and created some slides for the meeting.
10. Heather can get link that Mark found and post it on the LFG website.
11. Alan Nelson was asked to come to the next meeting with some suggested updated wording on overflow parking and what items can be stored on decks. These need to be more defined.
12. Mark responded to unit 72 regarding the renting issue in the CC&R revision.
13. Alan spoke to Fong and basically he said the sentences restricting renting to certain numbers of days could be omitted, it just had to be approved by the homeowners. At this point a copy has already gone out with this restriction in it. If it does not pass with 51%, the entire document can be resubmitted with this change for approval at a later date. If it does pass with this restriction, then just the omission of this restriction can be resubmitted for approval at a later time. This restriction has not been enforced in the past.

- B. Old Business-none
- C. New Business-none

5. COMMITTEE REPORTS-none

6. INFRACTION REPORT

A. September 28, 2009 report. There was no discussion. A question was asked what is done with balances that are never paid. Mike explained there is a line item in the budget for these.

7. LEGAL-none

8. ACCOUNTING

- A. **Delinquency Tracking Report**-no discussion
- B. **Late Dues Report**-no discussion

9. WEBSITE-no discussion

10. BOARD MEMBER'S COMMENTS / REQUESTS / NON-AGENDA ITEMS-none

11. EXECUTIVE SESSION-the Board went to Executive Session
Mark Pierpoint adjourned the meeting at 9:27am. **ALL IN FAVOR**

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