

**Lake Forest Glen Homeowners Association
Annual Meeting of the Board of Directors
October 16, 2010 – 10:00 a.m.
To be held at the Tahoe City PUD Board Room
221 Fairway Drive
Tahoe City, California 96145**

MINUTES

1. **Convene/Call to Order** - President, Mark Pierpoint called the meeting to Order at 10:05 a.m. A total of 9 directors were present and a total 104 of unit homeowners represented by ballot, proxy or in person establishing a quorum. Directors present were, Mike Robinson, Brian Kane, Jim Cochrane, Alan Nelson, Doug O'Neal, Steve Vanni, Marshall Jackson, Nikki Aronhalt and staff present, Alan Miescke, Gen. Mgr, Heather Mesa, Admin. Asst. and Carol Rainville, new Admin. Asst.

2. **Approval of 2009 Annual Meeting Minutes** – A motion and a second was made to approve the minutes. The minutes were approved unanimously.

3. **Presidents Welcome, Introduction of Board & Staff and Report** -President, Mark Pierpoint welcomes all homeowners and reminds them of the BBQ, introduces the board members, staff and summarizes what has happened over the year.
 - A. Revised Governing Documents – Alan and Heather have brought all Governing Documents up to date and into compliance. The new documents are on the website.
 - B. Roofing/Painting – The new roofs are guaranteed to last 50 years and look great. We have purchased the extended warranty. The roofs will be finished in 2011.
 - C. Units 156-234 Gambrel Windows –On previous units the windows have a tight seal. Units 156-234 will be done Summer of 2011.
 - D. Meadow Project - There are maps on LFG website. It shows the bridge, brumes, and drainage. The paperwork for taking LFG out of flood plane is in progress.
 - E. Water Meters, Billing and Rates - One meter is installed for all 234 units. Water usage is measured on consumption which is tracked electronically and reports are sent back to Alan explaining usage and can detect where leaks are coming from. Rates will increase annually. The actual charges for consumption are relatively small in the scheme of things.

4. **Nominating Committee**
 - A. A request for nominations from the floor was made.
 - B. No nominations were made from the floor. Candidates were introduced. The candidates would like to see the current projects through to the end.
 - C. Voting for election of directors. The votes were counted and tabulated by the inspector and two Homeowners.

5. **General Manager's Report** - Alan Miescke discuss the roof and window projects. *Windows on Gambrel Roofs* need to be replaced. The old windows were installed improperly. Notices will be sent out next week to give cost and etc. to homeowners. The windows with accent changes will be done last. There were no questions.

Alan has been in contact with Amy Green of the *Meadow Project* for many. There is another year of detail work in the meadow. Alan encourages everyone to take a walk around the project and see what's going on. Homeowners have questions. Alan explains that the white pipes they see are temporary irrigation pipes. Seeds and willows have been planted to create a natural looking stream zone. There will be a path (short cut) to the bike trail. A bridge has been built to cross in this area. The water will start flowing when all the details are done and the project is finalized. The water currently flows into two 4' culvert pipes above the property under the highway and hopefully infiltrates into the dirt. The water flowing in front of the office is coming from a natural spring. Alan suggests waiting to use the path to allow the roots of the plantings take hold. The pipes that go through the Glen will still be functional. Provisions in our reserves have been made to adapt to infiltration at LFG by 2014; that will be required by TRPA. Contractors will be done on the upper area soon.

Thirty percent of homeowners have replaced the breakers in their *Electrical Panels* to arch free breakers. These are updates to electrical codes. It was highly suggested that everyone does this update. The cost is approximately \$765 takes 3-4 hours to complete. It is not yet mandatory. The board will discuss it further at the next board meeting. There are a number of local electricians that can do the work. If selling the unit and having a home inspection you may be asked to update.

The roof project has been inspected by the roof representative. Our installation has been approved according to their specs.

Alan addressed a question about the *bear/dumpster problem*. People are not putting the chains back on the dumpsters. It is tough to control and enforce. The homeowners need to take responsibility. When you see a dumpster open be vigilant and close it. Security company will only check the dumpsters if they have time.

Recycling can be continued through the use of blue bags which designate that trash as recycle products. They can be purchased at Swigard's or Safeway.

Nikki Aronhalt brought up the issue of *a foot path* to the lake. She recommended a friendly path for people to walk on instead of walking through our parking lot. She will stay in touch with Placer County

The board is looking into legalities or restrictions for the use of *the pools and common areas*, trying to follow the guidelines of the Davis Stirling Act. Homeowners are concerned about noise in quiet pool area, young children left unattended, high heat in the hot tub for children, glass containers around pools and signage. Homeowners are encouraged to send in their ideas.

A homeowner has contention with water usage for landscaping. She would like to see conservation. Presently there is no budget to change landscaping. When there is a budget for landscaping, it will be addressed by starting with the common areas. It was suggested the lawns be eliminated, replacing them with rock and to look into soil meters that gauge the amount of water needed to water the lawns. Alan has looked into these meters in the past. We are on a drip system and yes, we use photo cell sensors for the lights.

6. Financial Report

A. Mike Robinson, Treasurer shared information regarding operating accounts and how well the board has made ends met, i.e. delaying reserve project until 2012, landscape upgrades and plans to cover any shortfall that might happen in the future with cash flow. Tough trade offs were made. There is a solid plan to get through the next year. Collections have been on track and are very solid. Heather and Alan have worked very hard to stay on top of the late dues. The plan is to get thru the roof project without using a secured line of credit or special assessments. By using Lake Forest Glen maintenance employees for the roof project and working along with our private snow removal company we will save money. Thousands of dollars are being saved.

A new Master Insurance Policy held by Travelers Insurance has been purchased, we are working with a broker in Tahoe City. This has also created a savings. When the roofs are done the insurance premiums will decrease.

Projected replacement fund and changes to reserve spending was explained. There is also a projected saving of about \$15,000.00 at the end of the year.

B. The 2011 proposed Budget and dues was explained as per the documents attached to the annual Meeting Agenda. Dues will be \$295.00 as of January 1, 2011. Some projects are being postponed.

7. Open Session

The open session began with questions from the homeowners and answers from the board. Homeowner dues are increasing due to utility rates going up which we have no control over, such as water, garbage and fuel. We plan for a 3% inflationary increase. In 18 to 24 months we should see projects completed. Then we will be able to make choices as to what projects to start. The board is trying to be prudent. 25% of the dues go towards the reserve replacement fund. The roof project was accelerated by about 3 years.

A homeowner would like to see the junipers removed and was against replacement with rock. Some units have chosen to landscape the front of

their units and they coordinated it with Alan.

The Line of Credit that was in place for the roofing expense if needed, was not used.

The survey mailed out by the PUD having to do with water usage was mentioned by a homeowner, wondering how it should be filled out. Let them know that this is an H.O.A. on the survey and mail it back.

Alan Miescke looked into “natural spring water” as a source to water the landscaping. It is a complicated project but a good idea. The board will look into it. Alan Miescke will talk to an engineer.

Residents are very pleased with how well the roof and painting projects have turned out.

New owner asks about number of units owned by the banks. He is concerned about a new buyer not being able to get a loan, if there are too many banked owned properties in the complex. The board is aware of the regulations through Fanny Mae compliance. We are in great shape.

Thanks to the board for all their hard work. Lot’s of applauding.

There were concerns about the bear/dumpster problem. The carabineers worked well. But someone is taking them. Homeowners were told not to feed the wildlife, including the raccoons and birds. The board will put a message on the next statement as a reminder. There is not a real danger from the bears, just be aware especially if there are cubs with the mom.

A homeowner was concerned about the association being held liable if a child is harmed in a pool situation or glass is around pool? Again, send in ideas.

Alan Miescke reminded homeowners to please throw “full doggie bags” in dumpsters. Please don’t leave them at the doggie station.

8. Election Results: Mark Pierpoint reports that all candidates are duly elected.

There were 3 candidates for 3 open seats.

Number of units:	234	
Not eligible to vote:	4	
Quorum needed:	51	
Ballots cast:	99	
Abstentions:	0	
Voided ballots:	2	
Mark Pierpoint	98	elected
Doug O’Neal	94	elected
Steve Vanni	96	elected
Write-in(s):		None

8. **Adjournment** – In closing, Mark Pierpoint expressed thanks and good wishes to Heather Masa job well done. We are extremely fortunate to have Alan Miescke as our general manager and thanks to the board for their hard work. Thanks to Mark for the great job he has been doing. The BBQ will start in one hour. A motion was made and seconded to adjourn, all were in favor. The meeting adjourned at 12:15p.m.