

Lake Forest Glen Homeowners Association
Regular Meeting of the Board of Directors
October 16, 2010
8:30 a.m. held at Lake Forest Glen Association Office
3101 Lake Forest Road
Tahoe City, California 96145

MINUTES

1. **CALL TO ORDER BY** - President, Mark Pierpoint, a quorum was established with 9 directors. 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 REGULAR MEETING MINUTES** – A motion and a second were made to approve the minutes from July 24, 2010. Motion was passed unanimously.
3. **HOMEOWNER HEARINGS/CORRESPONDENCE**
 - A. Unit 20 – Mark Pierpoint talked to Judy Friedman concerning interest in sky light tubes. There is no more action to be taken. Judy plans to do a presentation in the future for the board.
 - B. Unit 224 – A letter was received from a homeowner concerning a pool incident. Mark Pierpoint will respond to the letter, this issue will need some investigation. This issue is tabled until the next board meeting and will be added to the Agenda.
 - C. Unit 29 FNMA Info – We are in compliance with all new Fanny Mae requirements.
 - D. Unit 92 & 49 – We have a few units who want to put storm/screen doors on their units. We have a couple of options for screen doors and one option for a storm screen door now. *Alan Miescke and Doug O'Neal will look into more options to choose from.* Color is a concern. Alan and Doug will gather info for the next meeting.
4. **MANAGER'S REPORT**
 - A. **ACTION ITEMS**
 1. Heather made changes in Architectural Standards as per board's direction.
 2. Heather made changes to Rules & Regulations as per board's direction.
 3. Heather made changes to Common Area Standards.
 4. Alan ordered new signs for pathways with new approved wording.
 5. Alan worked on estimated cost of the pool options.
 6. Mark responded to homeowner's correspondence.
 7. Alan purchased doggie bag dispensers and installed.
 8. Alan followed up with unit 206 pertaining to items on deck and dogs.
 9. Alan checked on purchasing paint machine for parking lines.

Alan has checked into purchasing a machine to paint parking lines ourselves. Both Alan Miescke and Brian Kane have done some research on these machines and Alan found one that will work for the application we need and it was a good price. A motion and second was made. *The motion unanimously passed by the board to go ahead with the purchase of a machine.* We will wait until spring to apply the new parking lines.

10. Alan contacted the roofing manufactures to come out and inspect the product and installation. The representatives said everything looked good.
11. Heather emailed Mike Robinson the Delinquency Tracking report for him to adjust.
12. Alan sent notices to the homeowners with white doors. There are only 4 doors left to be painted.

B. OLD BUSINESS

1. The **Water Meter Report** was given by Alan. Mark suggested waiting to get a better picture of water usage after a full year has past. Alan shared that he had adjusted the irrigation and that the last rain we had helped to bring the brown spots on the lawn areas back. We got a late start on the landscaping this year. All board members agreed that the Glen was looking good.
2. The **Snow Removal Contract** for 2010-2011 was discussed. The Gensburg's offered the same contract as last season. Our rates will stay the same. We continue to get this great rate, as Alan Miescke and crew help. Payments for this year begin November 1st. "Let is Snow".

C. NEW BUSINESS

1. **Family Pool Heater** – The old pool heater failed, so it was replaced. It was scheduled for replacement and the money was in reserves for next year. Alan shared that a new heater has been installed (in house) to save money.
2. **Unit 141 Escrow** – this unit is no longer in escrow. Buyer was concerned with work that had been previously done. An engineer looked at the work and approved what had been done; he will give Alan a report. As it turns out the new buyer backed out. This unit goes into foreclosure on October 22, 2010. A lien on the unit is being processed thru Fong & Fong.

5. **COMMITTEE REPORTS** –No reports

6. **INFRACTION REPORT**

- A. Some discussion was had as to whether infraction/violation codes concerning pets should be aligned CC& R's to rules and regulations. The Board agreed to leave rules and regulations as is. There is at this time one infraction for unit parking.

7. **LEGAL** – No items to discuss

8. **ACCOUNTING**

- A. August Financials – no discussion
- B. September Financials - Mike Robinson discussed and reports were reviewed. Year end financials were reviewed by Mike and Alan Miescke. The budget is on track. Mike says we will finish a little under budget
- C. Workman’s Comp Report- no report
- D. Smith Barney Operating Reserve Account - The Smith Barney account was used for short term expenses and will be replenished at the beginning of next year if there is any excess money.
- E. HOA Insurance - Alan Miescke looked into a new HOA Master Insurance Policy and consulted with others. We are now with, Travelers Insurance. The umbrella policy stays at \$10 million, there is more coverage and the premium is less. Traveler’s is an A+ rated company. Board agrees this is a good move.
- F. Delinquency Tracking Report- The graph was reviewed.
- G. Delinquencies - We will keep an eye on the delinquency report and follow up on the units mention in the report.
- H. Late Dues Analysis - Late Dues were discussed. As homeowner associations go we have a low number of resident who are in arrears. Alan has had to put a lien on a few units going into escrow.

9. **WEBSITE** - No issues

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

- 1. Windows – Payments for the window are good. Two residents are on a payment plans and by the end of the year they should be paid in full. One more phase to go.
- 2. Circuit Breakers – Thirty percent of the homeowners have changed their circuit breakers. The cost is about \$710.00. *Should this be mandatory for all HO?*

The meeting was adjourned at 9:40am.

11. **EXECUTIVE SESSION** -

The pool lessons, employee resignation and health insurance topics - actions taken as a result of discussion.