

**MINUTES
TAHOE TYROL HOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
February 9, 2010**

DRAFT

I. CALL MEETING TO ORDER

- A. **Roll Call** – The meeting was called to order at 9:30 a.m. via teleconference from the office of Frei Real Estate Services by President Michael Shea. A quorum was established. All Directors were present including Michael Shea, Richard Evon, Tim Halloran, and Harry Bettencourt. Also present were Al Frei and Steve Seal from Frei Real Estate Services.
- B. **Certify Proof of Notice** – It was certified that notice of the meeting was given as required by the Association's Governing Documents.
- C. **Approve Agenda** – **It was M/S/C to approve Agenda.**

II. CONSENT CALENDAR

- A. **Minutes** – **It was M/S/C to approve the minutes of the October 2, 2009 Board of Directors Meeting.**
- B. **Committee Reports**
 - 1. ACC – None
- C. **Correspondence**

The Board received a complaint from an owner regarding excessive noise and the Board agreed that owners should be advised to call the police when this occurs. Also the Board was expecting to hear back from owner, Carol Brown, regarding the relocation of her hot tub, but to date, there has been no correspondence. Upon his next visit to Tahoe Tyrol, Mike Shea agreed to look at the site and to contact Carol regarding her progress.

III. REPORTS

- A. **President**

Mike Shea made general comments about the Board's desire to maintain the Tyrolean theme at Tahoe Tyrol.
- B. **Financial Report**

Randy Royce reported that our finances are in good shape. The operating and reserve accounts have been reconciled and finances are in order. **It was M/S/C to approve the financial report as presented.**
- C. **Website**

Randy Royce reported that we are getting approximately twenty hits a day on the website and that the live Cal Trans video camera showing highway conditions is a popular link.
- D. **Management/Maintenance**
 - 1. **Violation Log** – Management and Tim Halloran reported that there are no outstanding issues that need attention at this time.
 - 2. **Maintenance** – Steve Seal reported that he recently found a fellow sleeping in the sauna area. Steve has installed a lock on the restroom facility and keyed it the same as the pool gate. Tim Halloran indicated that this has helped a great deal in reducing unauthorized traffic in that area since there is no longer a convenient area to change. Joanne McDonough made a temporary sign for the window advising users to keep their key with them at all times. We also recently had the clubhouse sprayed for carpenter ants. This will have to be done again in the spring and may be an on-going task.
 - a. **Pool Deck** – Steve Seal has obtained proposals for a variety of options for the pool deck refinishing/replacement. After a lengthy discussion about the pros and cons of each alternative it was **M/S/C unanimously to accept the proposal from GB General Engineering Contractors for the installation of paving stones at the pool deck for approximately \$16,000 with the condition that the Architectural Review**

Committee (the ACC) will make the final decision on the size, shape, and color of the pavers.

IV. UNFINISHED BUSINESS

A. None

V. NEW BUSINESS

A. Board of Directors List 2010

The Board received the updated list of Board Members and their contact information.

B. Reserve Study Summary

Harry Bettencourt reviewed the proposed expenditures from the Reserve Fund for this year for Board input. Harry will provide the Board with an updated list but many decisions will be made at the May meeting when the weather is more conducive to an evaluation.

C. Water Meters

Randy Royce has spoken to the utility district regarding the potential installation of water meters. The water district recommends waiting until at least the end of this year to make any decisions because the City is attempting to get grants that may help defray the costs of the potential installation of smart meters.

D. Pool Security

Tim Halloran and Steve Seal are looking into potential modifications to the fence and gate around the pool to help enhance security.

OPEN SESSION

No comments.

ANNOUNCEMENTS

The next Board of Directors Meeting will be held on May 1, 2010 in the Tahoe Tyrol clubhouse.

ADJOURNMENT

It was M/S/C to adjourn the meeting at 10:44 a.m.

These minutes are unofficial until signed by the Board.

Respectfully Submitted by:

Board Secretary

Date

NOTICE

Copies of minutes are available upon written request from Frei Real Estate Services. Please provide an email address or include a self-addressed, stamped envelope for mailing. There may be a fee charged for handling.