

**MINUTES
TAHOE TYROL HOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
February 7, 2009**

I. CALL MEETING TO ORDER -10:00 a.m.

- A. **Roll Call** – The meeting was called to order at 10:00 a.m. by President Richard Evon. A quorum was established. Directors Richard Evon, Tim Halloran, Michael Shea, Harry Bettencourt, and Randy Royce were present along with Architectural Control Committee Joanne McDonough and 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 the Revised Agenda.**

II. CONSENT CALENDAR

- A. **Minutes** – **It was M/S/C to approve the minutes of the October 3, 2008 Board of Directors Meeting.**
- B. **Committee Reports**
 - 1. **ACC** – Tim Halloran and Joanne McDonough reported on recent activities of the ACC committee.
- C. **Correspondence** – The Board received a letter dated October 7, 2008 from Priscilla Cox commenting on some items that were discussed at the last meeting. Those items included her positive experience with management company, Accommodation Station, the recent break-ins that have occurred in some of our homes, and the follow-up letter received by owners as a result of the ACC Committee and Management home inspections. Tim Halloran suggested that he work with Management to eliminate duplication of efforts in the annual inspections especially since the ACC now has the violation log which has been a useful tool. Richard Evon will do a follow-up letter to Priscilla.

III. REPORTS

A. President

Richard Evon reported on the recent conversations with the Police Chief regarding the rash of break-ins last year. It may be a coincidence but the Police Department has recently arrested an individual who lives near Tahoe Tyrol for an unrelated incident, however, since that person has been in jail there have been no further reports of break-ins.

B. Financial Report

Michael Shea reported on the year end financial status for 2008. The budget was very close to what was planned. The reserve balance is approximately \$93,000 and the CD's are currently earning 3%. At the time the budget was prepared we did not have year end figures and a couple of line items need to be adjusted. The Board agreed that utilities (gas), offices expenses, and taxes were slightly underestimated and we will revise the budget by shifting money from the unanticipated expenses to these categories. Sheryl in Al's office will confirm with Mike what those changes should be. Mike also suggested that instead of continuing with the \$220 per month leasing fee for the two chlorine automatic feeders that we consider investing \$4,000 to purchase new feeders. Steve Seal confirmed that the maintenance on the equipment is minimal and that the cost recovery for purchasing the system would probably be from 18 months to 2 years. No action was taken at this time. Steve Seal will get together the figures for the purchase and projected cost recovery time for the next meeting. There was also a discussion about whether the service of the security patrol company was worth the expense. Al will email the Board a copy of the High Sierra Security Patrol contract so everyone can see what the level of service is. **It was M/S/C to approve the financial report as presented.**

C. Reserve Study Update

Harry Bettencourt reviewed the spreadsheet that he prepared for items on the Reserve Study. Harry will contact Bob Browning to clarify why there was an expense two years in a row for painting the pool wrought iron fence. Steve Seal confirmed that he and his crew painted the fence the last time at much less expense than was in the Reserve Study.

D. Website

Randy Royce reported that the site has been receiving about 300 hits per month which translates to approximately 100 owners going on to the website. He suggested promoting the website by installing wood signs he made for the Association. It was agreed that a sign would be put up in the pool area. It was also suggested that refrigerator magnets with the website address be provided for owners. Randy will look into the cost. The Board agreed that we should increase our effort to obtain owners' email addresses and continue to work toward reducing the cost of mailers through the use of the website and email. The Board again expressed its appreciation for the work Randy has put into developing and keeping updated this website.

C. Management/Maintenance

1. **Violation Log** – The Board was provided a current violation log.
2. **Maintenance** – There have not been any significant maintenance items.

IV. UNFINISHED BUSINESS

A. None

V. NEW BUSINESS

A. Board of Directors List

Corrections were made to the Director's List. Al will ask Sheryl to make the revisions and mail the revised list to the Board.

B. CAI-CLAC Contribution

It was M/S/C to again this year contribute the \$1 per unit to the CLAC contribution which is the California Community Association's only lobbying effort in California.

C. Yard/Garage Sales

There was a discussion about yard/garage sales and concern over a recent one that was disruptive in the neighborhood. After lengthy discussion about the pros and cons of allowing, prohibiting, or restricting yard/garage sales it was decided to continue to monitor the frequency and impact of such sales.

D. Long-term Rentals

There is a concern over long-term rental agreements and renters not complying with Association Rules and Regulations. The Board determined that the CC&R's appear to adequately address this issue and any concerns about long-term renters will be handled as any other violation of the governing documents through the home owner.

OPEN SESSION

Mike Shea suggested that the Association invest approximately \$200 to purchase a gas barbeque. The consensus was that this was a good idea. Mike and Harry Bettencourt will keep an eye out for sales. There was also a discussion about trash cans being visible from the street and whether or not owners should be required to keep them out of sight or install a vision shield or require owners who have no place to put their cans to install a bear box. No action was taken.

ANNOUNCEMENTS

The next regular Board of Directors meeting will be held on Saturday, May 2, 2009 at 10:00 am in the clubhouse.

ADJOURNMENT

It was M/S/C to adjourn the meeting at 11:45 am.

