

**MINUTES**  
**TAHOE TYROL HOMES ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**August 1, 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 Al Frei and Steve Seal from Frei Real Estate Services. Also present were homeowners Mr. & Mrs. Modesto Piazza.
- 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 with the addition of a discussion about bear boxes.
- II. CONSENT CALENDAR**
- A. Minutes** – It was M/S/C to approve the minutes of the February 7, 2009 Board of Directors Meeting.
- B. Committee Reports**
1. **ACC** – Tim Halloran reported there are no pending ACC issues. Tim discussed the forest management program and reminded the Board that the City has funded a total of \$98,000 for forest management which leaves the \$10,000 a year in the Tahoe Tyrol budget for other work on the interior of the property. In the fire safe plan there are very precise specifications for the elimination of fire fuel. In the fall there will be additional work done to the interior of the property on lots B and C. Most of the expenditure by the City was for work done on lot A.
- C. Correspondence** – The Board received a letter from owner, Ron Sykora, dated February 11, 2009 in response to a letter he received from the Board regarding bear activity on his property. The Board is monitoring the situation at this home. Harry Bettencourt offered to call Mr. Sykora to advise him of the status.
- III. REPORTS**
- A. President**  
Richard Evon thanked Randy Royce for reviewing Tahoe Tyrol’s historical records. The remaining records will be stored at the office of Frei Real Estate Services.
- B. Financial Report**  
Michael Shea reported that we are on budget and there is approximately \$86,000 in reserves earning 1 to 2% from CD’s. We have spent approximately \$11,000 on refurbishing the pool and pool equipment. 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 announced that the sign advertising the website is up at the pool and that the volume of hits from June to July went from 250 to approximately 400. The Board thanked Randy for obtaining the refrigerator magnets for Tahoe Tyrol which have been distributed. Extra magnets will be kept at the office of Frei Real Estate Services for new owners.
- D. Reserve Study Update**  
Harry Bettencourt reviewed the Reserve Study Update and which projects have been completed and which are pending.
- E. Management/Maintenance**
1. **Violation Log** – The Board received and reviewed the violation log. Tim Halloran again expressed his appreciation for the report and indicated that while there are some outstanding issues, there are no real concerns at this time.

2. **Maintenance** – Steve reported that the pool wrought iron fence had been painted and we are over budget on the pool because of a failure of the sand filter system. Because most of the expenses occur early to mid summer for the pool, although we are over budget at this time Steve feels we will be within budget by year end. The sand filter failed two weeks ago and spilled sand into the rest of the system and the heater which caused the heater to fail. The heater will be replaced next week along with the filter for a total cost of about \$4,000 which is in the reserve account. Steve made room for the new barbeque that Harry Bettencourt purchased for the Association.

#### **IV. UNFINISHED BUSINESS**

##### **A. Bear Box Concern**

The Board agreed to monitor a situation with bears and trash at one of the properties to see if it is a continuing problem.

#### **V. NEW BUSINESS**

##### **A. Cost Comparison to Purchase Pool Chlorinator**

Steve Seal had prepared a thorough cost comparison for staying with the current outside vendor who provides the pool chlorinating system as opposed to the Association purchasing its own. The Board's conclusion was to stay with the outside vendor at this time because of the length of time required for cost recovery and unknowns as to how long the equipment may or may not last.

##### **B. 2010 Budget**

**It was M/S/C to approve the 2010 Budget prepared by Mike Shea.** This budget has an increase in the reserve contribution from \$12,000 to \$18,000 but the total annual member assessments remains the same as 2009 at \$70 per unit per month.

##### **C. Snow Removal**

Tahoe Paving is no longer doing snow removal for the parking lot. Steve Seal will obtain estimates from other vendors.

##### **D. Garage/Yard/Moving Sales within the Association**

It was agreed that our current CC&R's address this issue and there is not a significant concern at this time.

#### **OPEN SESSION**

Richard Evon announced that he will prepare the President's newsletter and include pertinent items discussed in this meeting. It was announced that for the upcoming Board election there are two candidates for two seats. Randy Royce and Mike Shea's terms are up and as of now, they are the only two candidates for those seats. We will again have a barbeque after the Annual Membership Meeting and Harry Bettencourt agreed to coordinate it. Diane Piazza expressed concern about the Manzanita overgrowth behind her home. The Board advised her that the entire area is an Association responsibility and Dan Holmgren's plan is to begin to get into lots B and C (the interior of the property) over the next couple of years. Tim Halloran is continuing with the boulder relocation project. Richard Evon inquired about acceptability of awnings. Tim Halloran of the Architectural Control Committee explained that if he wanted to install an awning similar to one approved recently at another home he could do so. If he wanted to install a different type, color, etc. he would need to submit the request for architectural approval. The Board agreed that the ping pong table which has not been used for several years can be sold to Richard Evon for \$25.

#### **ANNOUNCEMENTS**

The next regular Board of Directors meeting will be held on Friday, October 2, 2009 at 4:00 pm in the clubhouse. The Annual Meeting will be held on Saturday, October 3, 2009.

The Board adjourned to Executive Session to discuss a delinquent owner account. The Board reconvened to Open Session. **It was M/S/C to record a notice of delinquent assessment on T.S. No. 09-13278.**

**ADJOURNMENT**

**It was M/S/C to adjourn the meeting at 11:55 am.**

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*These minutes are unofficial until signed by the Board.*

Respectfully Submitted by:

  
Board Secretary

10/13/09  
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.