

**MINUTES  
TAHOE TYROL HOMES ASSOCIATION  
BOARD OF DIRECTORS MEETING  
October 2, 2009**

- I. CALL MEETING TO ORDER -4:00 p.m.**
- A. Roll Call** – The meeting was called to order at 4:00 p.m. by President Richard Evon. A quorum was established. Directors Richard Evon, Tim Halloran, Michael Shea, and Harry Bettencourt were present. Randy Royce was absent. Also present were Steve Seal from Frei Real Estate Services and Joanne McDonough of the ACC and homeowner, Carol Smith.
- 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 August 1, 2009 Board of Directors Meeting.
- III. REPORTS**
- A. President**  
Richard Evon’s comments will be incorporated into other discussion items on the agenda.
- B. Financial Report**  
Michael Shea reported that we are on budget and there is approximately \$87,158 in reserves earning 1 to 2% from CD’s. 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**  
No Report.
- D. Reserve Study Update**  
Harry Bettencourt presented a summary of the reserve study and planned expenditures for 2010.
- E. Management/Maintenance**
1. **Violation Log** – The Board reviewed the current violation log.
  2. **Maintenance** – No report.
- IV. UNFINISHED BUSINESS**
- A. None**
- V. NEW BUSINESS**
- A. Annual Meeting Agenda**  
The Board reviewed the Annual Meeting Agenda for tomorrow.
- B. 2011 Proposed Meeting Schedule**  
**It was M/S/C to approve the meeting schedule as follows:**
- |                 |                            |
|-----------------|----------------------------|
| Board Meeting   | Saturday, February 6, 2010 |
| Board Meeting   | Saturday, May 1, 2010      |
| Board Meeting   | Saturday, August 7, 2010   |
| Board Meeting   | Friday, October 1, 2010    |
| Annual Meeting  | Saturday, October 2, 2010  |
| Open Forum      | Friday, October 1, 2010    |
| Annual Barbeque | Saturday, October 2, 2010  |
- C. Snow Removal**  
Maury Hansen will be the new snow removal service at \$75 per hour. The Association paid \$1,200 last year or \$90 per hour so this will result in a per hour savings. The total cost, however, will be subject to the weather.

**OPEN SESSION**

1. Carol Smith was present to discuss notices they've received from the Association regarding the location of a hot tub at her home which now sits 4-6 feet into the common area. Before final action is taken by the Board, the homeowner was asked to investigate other possibilities so that the hot tub is not located on the common area: 1. return the hot tub to the existing deck; 2. determine if the hot tub can be moved to another location fully within the owner's lot line; or 3. work with TRPA to determine if additional coverage would be approved in order to enlarge the existing deck so the hot tub would be fully positioned on the deck. This item will be placed on the February agenda for further discussion.
2. It was again reaffirmed by the Board that garbage cans need to be placed out of sight.
3. It was agreed that pool passes and the entire pool security will be discussed at the February Board Meeting.

**ANNOUNCEMENTS**

The Annual Meeting is set for tomorrow Saturday, October 3, 2009 at 10:00 am in the clubhouse and the barbeque will be held at 1:30 pm.

**EXECUTIVE SESSION**

The Board adjourned to Executive Session to discuss extension of the Management Contract with Frei Real Estate Services. The Board reconvened to Open Session. **It was M/S/C to extend the Management Agreement with Frei Real Estate Services through the year 2010 with no changes to the contract.**

**ADJOURNMENT**

**It was M/S/C to adjourn the meeting.**

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

Respectfully Submitted by:

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*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.