

**MINUTES
TAHOE TYROL HOMES ASSOCIATION
ANNUAL MEMBERSHIP MEETING
October 3, 2009**

I. CALL MEETING TO ORDER

- A. Establish Quorum** - The meeting was called to order by President Richard Evon at 10:00 a.m. A quorum was established.
- B. Record Proof of Notice** -- The Board Secretary certified that notice of the meeting was duly given.
- C. Introductions** -- The Board, owners, and guests introduced themselves.
- D. Approve the Agenda** -- **It was M/S/C to approve the agenda.**
- E. Approve the Minutes** -- **It was M/S/C to approve the Minutes of October 4, 2008 Membership Meeting.**

Richard Evon announced we would convene to a regular Board Meeting for the purpose of opening and counting the ballots for the director election and revenue ruling. A quorum of Board Members was established and the ballots for director election and revenue ruling 70-604 were opened and counted. Election Supervisor, Al Frei, announced that the two incumbents on the ballot, Randy Royce and Michael Shea were re-elected to serve on the Board of Directors and that Revenue Ruling 70-604 was passed by the membership. **It was M/S/C to appoint the following officers:**

**Mike Shea, President
Richard Evon, Vice President
Randy Royce, Treasurer
Harry Bettencourt, Secretary
Tim Halloran, ACC Chair**

The Board Meeting was adjourned and the Annual Membership Meeting was reconvened.

II. REPORTS

A. President

Richard Evon expressed gratitude to his fellow Board Members for the work they continue to put in on behalf of the Association and also thanked Frei Real Estate Services and their staff especially Steve Seal and Sheryl Guerra for their support. Richard explained that the police department had some time ago made an arrest for an unrelated burglary but once that arrest was made the rash of burglaries at Tahoe Tyrol ceased. Richard asked Joanne McDonough to discuss the trash and bear box issue. Joanne explained the availability and benefits of having a bear box and suggested that neighbors could share a bear box and the expense of the installation. Tim Halloran reminded everyone that trash cans are required to be out of sight and that explained that if they are out of sight of the bears it may help with the trash issue. Tim Halloran then gave a very detailed explanation of the status of the forest management. Although Tahoe Tyrol is in California and through the initiative of the Board Tahoe Tyrol became the first California Chapter in the Nevada Fire Safe Council after the Angora Fire. Because of the Board being proactive, they were able to obtain significant grant money for fire control. Initially it was matching funds of \$15,000 but then later Tahoe Tyrol received \$100,000 from the City of South Lake Tahoe for fire fuel management. Tim explained in detail the work that had been done on lots A, B, C and D in the Association and what the future work will be. Fuel removal was done by very precise guidelines established by the Fire Department of the Governmental Agencies and not Tahoe Tyrol. Most of the work to date has been done on lot D around the clubhouse

and lot A above Pine Hill. In 2010, lot C from Pine Hill to Keller will have additional fire control efforts done to mostly remove underbrush. The Association has obtained an additional grant of \$10,000 for the work to be done in the summer of 2010. Tim also reminded everyone about the danger of shake roofs and explained that this type of roof accumulates pine needles whereas fire resistant roofs do not. He encouraged everyone that hasn't already replaced their shake roof to do so with a roof made of fire resistant materials. Tim also encouraged everyone to participate in picking up and disposing of the pine needles around their homes. Because of obtaining the grant money for forest management the Association avoided what could have been a very large special assessment to each owner. The work on lot C which encompasses most of the backyards will be done in 2010. For years the Association had expended \$5,000 per year for forest management but several years ago they increased that amount to \$10,000 which will be a continuing expense.

B. Finances

Michael Shea reported that the 2009 budget is on target. As of August 31, 2009 there was a \$21,000 balance in the operating account and \$87,158 in reserves. The reserve money is CD's earning 1 - 2%. Mike handed out copies of the approved 2010 budget which allows the annual assessments to remain at the 2009 level of \$70 per month for each owner. Expenses on certain line items were able to be reduced so that the contribution to the reserves fund will increase from \$12,000 to \$18,000 per year. Mike Shea explained that some savings were made by cancelling certain services such as security at \$2,100 a year. The security contract only provided a drive through once per night and the locking up of the pool area. It was inconsistent and seemed to be no help during the rash of burglaries we experienced.

C. Management Report

Al Frei expressed Management's appreciation for the hard work the Board has done and the cooperative effort between the Board and Management which makes Management's job much easier and more effective. Steve Seal, the Maintenance Supervisor for Tahoe Tyrol, reviewed the Virginia Graeme Baker Act which required the bottom pool drains to be replaced with a safer drain. That work has been completed and at the same time both the pool and spa were repainted. One surprise this year was that the sand filter failed which allowed sand to enter the system, the filter, the heater and the pump. Consequently, the entire system was replaced. Steve is looking into alternative pool deck surfaces because the Health Department will not allow us to replace the Astroturf due to health reasons. Tim Halloran again thanked Steve for his maintenance efforts and explained to the membership how much money Steve saves the Association because he is capable of doing much of the work that would normally be outsourced. When the pool system broke down Tim observed Steve at the pool all day Thursday through a Sunday to make sure that the system was up and running as quickly as possible.

III. OPEN SESSION

1. Maury Hansen is the new snow removal company for the Association and will be plowing the clubhouse parking lot. He will also do driveways if owners would like to contact him. Dan Holmgren and Victor Maus also plow driveways.
2. Tim explained the boulder placement project whereby the Association is taking existing boulders and placing them in areas where people habitually park off the paved areas. The intention is to then also plant some shrubbery around the boulders so it provides a more natural appearance.
3. Randy Royce encouraged suggestions from members as to additional savings such as the

ones the Board achieved by eliminating security. He also asked the members to be forward thinking about the addition of such services like wireless access and maximizing the use of the clubhouse.

4. The membership was reminded by an owner that there is a complaint form and process available through the City of South Lake Tahoe in the case of disruptive neighbors such as what occasionally occurs from the short term renters.
5. Joanne McDonough also reminded people that pool passes are available and if owners do not have a pool pass for either themselves or renters they should contact Frei Real Estate Services to purchase one. Pool security will be on the February Board Meeting agenda for review.

IV. ANNOUNCEMENTS

A. The Board announced that the barbeque would be held at 1:30 p.m.

V. ADJOURNMENT

It was M/S/C to adjourn the meeting at 11:37 a.m.

These minutes are unofficial until signed by the Board.
Respectfully submitted by:

Board Secretary

Date

NOTICE

Copies of minutes are available to Association Members from Frei Real Estate Services upon written or e-mail request. Please include an e-mail address or a self-addressed stamped envelope with adequate postage if the information is to be mailed