

MINUTES
TAHOE TYROL HOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
October 1, 2010

DRAFT

I. CALL MEETING TO ORDER

- A. Roll Call** – The meeting was called to order at 4:02 p.m. by President Michael Shea. A quorum was established. Directors present were Michael Shea, Richard Evon, and Randy Royce. Directors absent were Tim Halloran and Harry Bettencourt. Also present were Al Frei and Steve Seal from Frei Real Estate Services and Joanne McDonough of the ACC and four homeowners.
- 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 7, 2010 Board of Directors Meeting.**

III. REPORTS

- A. President**
Mike Shea will save his report for tomorrow’s Annual Membership Meeting.
- B. Violation Log**
The Board reviewed the violation log. There was no discussion. Joanne McDonough mentioned that eight of outstanding items on the violation log had been corrected and there are no pending issues.

IV. UNFINISHED BUSINESS

- A. Pool Security**
This item was tabled from a previous meeting so the Board could evaluate security needs at the pool after the summer. It appears that the requirement of a pool pass and key has been effective and it was the consensus of the Board that changing the keys at this time would be costly and unnecessary.
- B. Smith Hot Tub Appeal**
Joanne McDonough announced that the hot tub issue has been satisfactorily corrected.

V. NEW BUSINESS

- A. Annual Membership Meeting Agenda**
The Board reviewed the Annual Membership Meeting for tomorrow.
- B. Proposed 2011 Meeting Schedule**
The Board M/S/C to approve the Meeting Schedule for next year as follows:
- | | |
|------------------------|-----------------------------------|
| Board Meeting | Saturday, February 5, 2011 |
| Board Meeting | Saturday, May 7, 2011 |
| Board Meeting | Saturday, August 6, 2011 |
| Board Meeting | Friday, September 30, 2011 |
| Annual Meeting | Saturday, October 1, 2011 |
| Open Forum | Friday, September 30, 2011 |
| Annual Barbeque | Saturday, October 1, 2011 |
- C. Reserve Study and 2011 Budget**
It was M/S/C to approve the updated Reserve Study and the 2011 Budget which calls for no increase in the regular assessments. Randy explained some changes on the budget that included moving the \$10,000 a year Forest Management expense from the reserve study to the operating budget thus lower the requirement for contributions for the reserve study. Randy also explained that the projected ending balance as of 2010 in reserves would be approximately \$73,000 and at the end of 2011 if expenditures go as planned the ending balance would be approximately \$50,000. Steve Seal advised the Board that to reinstall the cover with the new anchors which go 18” below the surface of the pavers. It will cost

approximately \$1,500 - \$2,000 to have that reinstalled. This will be a one-time expense that will come out of reserves as a part of the pool renovation project.

OPEN SESSION

Four owners were present.

- One owner mentioned there had been an attempted illegal entry into his home recently and he has installed video recording devices at his home. The question was asked what he thought it would cost to install video cameras etc. in one of our homes and the owner suggested approximately \$500 - \$600.
- Mike Shea mentioned that he has noticed a bear resistant (as opposed to bear proof) trash container. It was suggested that the Association offer this information to owners by placing it on the website. While the Board is not recommending these it was suggested that owners could consider these bear resistant to replace their normal trash containers. By so doing there would be no need to chain them down which causes some architectural concerns. If an owner chose to use these they would use them just as a regular trash container and put them out on trash collection day. Mike explained that the bear resistant boxes are only \$100 as opposed to \$800 - \$1,000 for a bear proof box.
- The question was brought up as to why the rubber mats were removed from the shower area in the clubhouse. Steve Seal explained that the tile is supposed to be non-slip tile and the mats did create some sanitary problems with the collection of debris etc. and created some maintenance issues.
- It was also mentioned that an owner noticed that on the last three weekends that unauthorized people were seen entering the pool area and/or climbing over the fence. The owner explained that locking the shower and restroom area has helped a great deal and suggested that we make whatever adjustments necessary to ensure the self-closing gate operates effectively. Steve will look into that.
- There was discussion about the Association's collection policy and possible actions that could be taken in addition to statutory remedies via non-judicial foreclosure process. No decisions were made.

ANNOUNCEMENTS

The Annual Meeting is tomorrow, October 2nd at 10 a.m. Coffee will be served at 9:30 a.m. The Barbeque will be held Saturday afternoon.

ADJOURNMENT

It was M/S/C to adjourn the meeting to Executive Session to discuss the extension of the Management Contract.

The Meeting was reconvened at the end of Executive Session.

It was M/S/C unanimously to extend the Management Contract through the year 2011 with no changes to the current contract.

It was M/S/C to adjourn the meeting at 5:20 p.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.

MINUTES
TAHOE TYROL HOMES ASSOCIATION
ANNUAL MEMBERSHIP MEETING
October 2, 2010

I. CALL MEETING TO ORDER

- A. Establish Quorum** - The meeting was called to order by President Michael Shea at 10:00 a.m. A quorum of the membership and the Board 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 3, 2009 Membership Meeting.**

The Annual Meeting was adjourned and a regular Board Meeting convened 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 after counting the ballots both incumbents on the ballot, Richard Evon and Tim Halloran, 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

Michael Shea expressed his appreciation to his fellow Board Members for the hard work and hours they put in to the Homeowners Association. The Board's goal is to create the best environment possible for Tahoe Tyrol Homeowners in a financially conservative fashion and to try to keep assessments at a level rate. He announced that the pool project was done and everyone commented on how great the pool area looks. Michael thanked Joanne McDonough, a member of the ACC Committee along with Tim Halloran, for her energy, commitment of time, and thoroughness in her duties as a member of the Architectural Control Committee. He thanked she and Tim for getting us into the Fire Safe Council and for their daily efforts in helping to maintain architectural standards at Tahoe Tyrol. Michael asked Tim Halloran to explain the Fire Safe efforts. Tim reminded the membership that we have received over \$100,000 in funds from local government for our fire safe efforts. These funds went largely toward clearing the area above Pine Hill. Without these grants we would have sooner or later had to spend that money out of Association funds. We did not receive the \$10,000 in matching funds from the City this year but we are hopeful to receive it again next year. We do, however, have \$10,000 in our operating budget for fire control efforts. He reminded everyone that it would be helpful if each and every owner took responsibility to clean up pine needles etc. in the immediate areas around their homes. This not only adds to the safety but helps save

Association funds. Tim has a handyman that he can arrange for very reasonable rates to pickup around your home. If you would like to utilize this service, please contact Tim. He also explained that several owners have received approval from the Fire Department to remove trees that are either too close to the house or are a particular fire hazard near their homes. If an owner wishes to remove a tree they first have to obtain approval from the Fire Department, but second and very importantly they must receive prior approval from the Architectural Control Committee. Michael thanked Randy Royce again for his superb efforts on the website. All of the Association forms, minutes, President messages, etc. are found on the website. Michael reminded everyone that single bear boxes are available for \$800 installed; doubles are \$1,000 installed. He also made the membership aware of a fairly new item on the market – a bear “resistant” garbage can. These cans have screw on lids and sell for \$107. Owners may use this in place of the regular garbage can but must remember just as with their normal garbage can to keep them out of sight and only put out on the morning of trash pickup. They are available through Scotty’s Hardware. He also mentioned that the pool pass/keys have been helpful in cutting down on the unauthorized use by outsiders. Installing locks operated by the pool key on the bathroom and shower areas has also contributed to better security. While we still have occasional use by unauthorized individuals it is much improved and the Board will continue to monitor the security situation. Michael announced the barbeque to be held this afternoon and again thanked Frei Real Estate Services for covering the cost of this event.

B. Finances

Randy Royce reviewed in detail the operating budget and announced again that the budget approved for 2011 has no increase in the monthly assessments. He explained that forest management has been moved from the reserve study on to the operating budget in the amount of \$10,000 a year because this is a regular recurring expense. This next year in 2011 we are scheduled to contribute \$12,000 to the reserve account. The projected yearend balance in reserves for 2010 is \$73,000. On an on-going basis we expect to have an ending balance of approximately \$50,000 in the reserves. Randy also explained that for financial control the Board receives monthly reporting and he as Treasurer receives a more detailed report and he approves each and every expenditure.

C. Management Report

Al Frei again thanked the Architectural Control Committee for the endless hours they put in and thanked the Board and expressed his appreciation on behalf of the owners for the volunteer hours. He explained that if the Association had to pay management time for handling architectural control issues the management fees would be substantially higher so these volunteers are saving the Association a considerable amount of money.

III. OPEN SESSION

During the open session there was a discussion about a variety of items. No action was necessary.

IV. ANNOUNCEMENTS

A. The Board announced that the barbeque would be held this afternoon.

V. ADJOURNMENT

It was M/S/C to adjourn the meeting at 11:22 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