

**MINUTES  
TAHOE TYROL HOMES ASSOCIATION  
BOARD OF DIRECTORS MEETING  
August 6, 2016**

**I. EXECUTIVE SESSION**

The Executive Session was called to order at 10:00 a.m. to discuss member discipline regarding two homes.

**II. CALL MEETING TO ORDER**

**A. Roll Call** – The meeting was called to order at 10:35 a.m. by President Richard Evon.

Directors present included Richard Evon, Harry Bettencourt, Joanne McDonough, Michael Shea and Tim Halloran. Also present were Al Frei and Steve Seal from Frei Real Estate Services and 1 homeowner and 1 long-term renter.

**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.**

**III. CONSENT CALENDAR**

**A. Approve Minutes** – **It was M/S/C to approve the minutes of the April 30, 2016 Board of Directors Meeting.**

**IV. REPORTS**

**A. President**

None.

**B. Financial Report**

Michael Shea reported the current balance in the reserve account is approximately \$107,697. We are contributing \$12,000 per year into the reserve account. Mike advised the Board that all forest management is current. The monthly and year-to-date operating and reserve accounts have been reconciled and finances appear to be in order. **It was M/S/C to approve the financial report as presented.**

**C. Reserve Study Update**

None.

**D. Violation Log**

The Board agreed to hold a disciplinary hearing for 3398 Pine Hill and 3330 Pine Hill for failure to paint and failure to make driveway repairs. Management will also contact the owner of 1285 Timber Lane and remind them that they were to provide the Association with a contract for painting.

**E. Management**

Al Frei advised the Board that so far the only two candidates for the two positions on the Board are Tim Halloran and Richard Evon. If we have no other candidates by August 19<sup>th</sup> there will be no need to conduct an election.

**V. UNIFINISHED BUSINESS**

**A. Follow up on Fire Training Drill**

Richard explained what the process for the fire training which went very well with four different agencies involved.

**VI. NEW BUSINESS**

**A. 2017 Operating Budget**

Mike Shea recommended we adopt a budget for 2017 that is very similar to the current year’s with no increase in assessments. **It was M/S/C to adopt the budget for 2017.**

**B. October Annual Meeting and BBQ Planning**

It was agreed that the meeting will again be held at 10am and the BBQ following. Al Frei offered to contribute to the cost of the BBQ as he has in the past.

**C. Review Policy Regarding Long-Term Renters**

The Board reviewed the current long-term rental policies. Tim Halloran suggested revising the renter policy summary that is placed in every home. He and Joanne will send suggested revisions to the Board for review and approval. Sheryl will then forward the final version to the 4 owners who are currently doing long-term rentals and request the tenant information

and rental agreement as required in the CC&R's section 4.19. These policies will be sent to all owners however there will be an individual letter to the 4 owners with long-term renters.

**D. Review City's New Vacation Rental Rules**

Harry Bettencourt reviewed in detail the South Lake Tahoe vacation rental rules. There is an annual permit fee based on the size of the home that ranges from \$150 to \$800 per year. Short-term rentals are defined as 30 consecutive days or less. In order to qualify for the permit a one-time property inspection is required at a cost of \$133. There is also a signage requirement. For contact information owners should call 530-542-6011. The vacation rental hotline for complaints is 530-542-6100. Information can also be found on the City of South Lake Tahoe's website under the vacation rental program. The Board discussed the possibility of hiring security during the weekends and holidays at the pool area. There was also a question whether it was appropriate or legal to assess only those owners who do short-term vacation rentals for the cost of any added security due to the problems that are typically created by short-term renters. Al Frei will research this.

**E. Sauna Vandalism** – the sauna has been continually vandalized with names being carved into the walls. **It was M/S/C to restrict the sauna for member use only.** Steve Seal will change the lock and provide keys to owners who wish to use the sauna on request. Steve Seal will install a sign "for member use only" on the door of the sauna.

**F. Correspondence from Owner, George Fink**

The Board received correspondence from owner, George Fink. Richard Evon volunteered to respond to Mr. Fink's correspondence.

**G. Reserve Study Update with Onsite Visit**

**It was M/S/C to enter into the agreement with Browning Reserve Group for the onsite visit update for \$1,500.**

**H. BBQ's in the Pool Area**

After some discussion about issues over the BBQ's in the pool area **it was M/S/C to move those BBQ's.**

**VII. OPEN SESSION**

The Board was advised that there has recently been a couple of water leaks on Pine Hill. One at the fire hydrant, but they have both been repaired by the City. A concern was expressed about an owner having a dog off leash in the pool area. The owner explained that it is a service dog, however, it still must be on a leash. Management will send a letter to the owner. The Board once again expressed its appreciation to Steve Seal and Sal Guerrero for the work they do at Tahoe Tyrol.

**VIII. ANNOUNCEMENTS**

**The next regular Board Meeting will be held on Friday, September 30, 2016 at 4:00pm in the clubhouse. An open forum will be held immediately after the conclusion of the Board Meeting and the Annual Membership Meeting and Barbeque will be held on Saturday, October 1, 2016.**

**IX. ADJOURNMENT**

**It was M/S/C to adjourn the meeting at 12:13 pm.**

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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.