

**MINUTES
TAHOE TYROL HOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
May 6, 2017**

I. CALL MEETING TO ORDER

- A. Roll Call** – The meeting was called to order at 10:00am. by President Harry Bettencourt. Directors present included Harry Bettencourt, Richard Evon, Joanne McDonough, and Tim Halloran. Michael Shea was absent. Also present were Al Frei and Steve Seal from Frei Real Estate Services. No homeowners were present.
- B. Certify Proof of Notice** – It was certified that notice of the meeting was given as required by the Association’s Governing Documents.

II. CONSENT CALENDAR

- A. Approve Minutes** – **It was M/S/C to approve the minutes of the September 30, 2016 Board of Directors Meeting and the minutes of the October 1, 2016 Annual Membership and Board of Directors Meetings.**

III. REPORTS

A. President

- 1. Pool monitor information** - Harry presented his detailed research on the possibilities for hiring a pool monitor for the summer. He had contacted several agencies including the City of South Lake Tahoe Recreation Department, the Police Cadet Program for the California Highway Patrol, Lake Tahoe Community College Intern Program, City of South Lake Tahoe Fire Academy, and High Sierra Patrol. He reviewed all of the possibilities and potential costs. After a lengthy consideration of all the alternatives, the Board decided that the best option is to hire South Shore Security to provide a security guard to be stationed just outside the entrance to the pool 7 days a week from 12pm to 8pm for a total of 66 days. For this first year, the cost will be absorbed in the Association’s regular budget.
- 2. Evaluation of snow removal contractor performance** - The contract was with Alpine Smith. Their work was satisfactory. If Victor Maus is willing to match Alpine Smith’s price, then Victor will get the contract. Richard will contact Victor in this regard.
- 3. Annual Membership program suggestions** - The Board decided to have a representative or representatives from the City of South Lake Tahoe to discuss the vacation rental ordinance. Joanne will invite the appropriate City representative who can review and discuss the entire program with the membership.

B. Financial Report

Michael Shea provided a written report. 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

The Board reviewed projects that are scheduled to be done this year. Those projects include the parking lot repairs and seal coat, clubhouse railings are due to be repainted, however, Steve Seal will look into the cost of replacing the rail caps with Trex, pool replaster is also scheduled. When the pool is uncovered Steve will evaluate whether or not we need to replaster or simply repaint. Pool and Spa Equipment – money is being set aside annually for the replacement of pool and spa equipment, however, that equipment will only be replaced when it fails. The Board agreed that Steve’s crew will attempt to pick up some of the leftover debris from the snowy winter.

D. Violation Log

Tim and Joanne were thanked for the superior effort they have made to reduce the number of outstanding violations.

IV. UNFINISHED BUSINESS

A. Pool Security

This item was covered under the President's Report.

V. NEW BUSINESS

A. Bear Box Loan Program

Sheryl in Al's office will forward Richard a PDF version of the Bear Box Loan Program but will add a comment to that flyer explaining that prior architectural approval is required before any bear boxes such as those on this loaner program are installed. Harry will put this information regarding the loaner program in the newsletter and copies will be provided to owners at the Annual Membership Meeting.

B. Drones

Concern was expressed about drones occasionally being flown in the neighborhood. Al Frei will look into whether or not the Board can adopt rules prohibiting the use of drones on the property and will report back at the August meeting.

C. Rental Homes

The Board asked Joanne to compile a list of those homes in the community that have current rental permits. Joanne will provide this information at the August meeting.

VI. OPEN SESSION

No members were present.

VII. ANNOUNCEMENTS

The next regular Board of Directors Meeting will be held on Saturday, August 5, 2017 at 10:00 am in the clubhouse.

The Board adjourned to Executive Session to discuss member disciplinary actions.

VII. ADJOURNMENT

It was M/S/C to adjourn the meeting at 11:30am.

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
BOARD OF DIRECTORS EXECUTIVE SESSION MEETING
May 6, 2017**

Directors present included Harry Bettencourt, Richard Evon, Joanne McDonough, and Tim Halloran. Michael Shea was absent. Also present were Al Frei and Steve Seal of Frei Real Estate Services.

I. EXECUTIVE SESSION was convened 11:30am.

A. Member Disciplinary Action

1. The Board discussed the two homes, 3326 Pine Hill and 1277 Timber Lane that have \$500 outstanding fines. After a lengthy discussion it was decided that the fines will not be waived. Management will send both owners notification that the fines are in place and if the governing documents allow such fines to become a lien against the property, Management will advise those owners that if they do not pay the fine by a certain date, a lien will be recorded. Otherwise the fine will simply remain on their account until such time that a transfer of ownership occurs at which time those fines must be paid.
2. Driveway Repair 3353 Pine Hill – Owner, Ernie Brown, has failed to make the necessary driveway repairs after severel notices dating back to a couple of years. Management will send Mr. Brown a notice of Disciplinary Hearing to be conducted on August 5th unless the driveway repairs have been completed.

The Executive Session Meeting was adjourned at 12:00pm.

These minutes are unofficial until approved by the Board and signed by the Secretary.

Respectfully submitted by:

Board Secretary

Date