

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

DRAFT

I.

CALL MEETING TO ORDER

- A. Roll Call** – The meeting was called to order at 4:00 pm by President Harry Bettencourt. Directors present included Harry Bettencourt, Richard Evon, and Michael Shea. Tim Halloran and Joanne McDonough were 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.

II.

CONSENT CALENDAR

- A. Approve Minutes** – It was M/S/C to approve the minutes of the August 5, 2017 Board of Directors Meeting.

III.

REPORTS

A. President

Harry Bettencourt deferred his report to be covered under items on the agenda.

B. Financial Report

Michael Shea reported on the reserve balance which is approximately \$119,239. We were able to finance the \$11,000 cost for pool security/monitoring last summer from reserves. He also reported that 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

Harry Bettencourt reviewed the items on the reserve study that are being held over to a future date based upon need.

D. Forest Management

Mike Holmgren is currently performing some of the usual forest management work.

E. CC&R Compliance Log

The Board reviewed the report, no discussion necessary.

IV.

UNFINISHED BUSINESS

A. Pool Feedback and Evaluation

Harry Bettencourt reviewed in detail the pool monitoring program implemented this past summer and reported that it was very successful.

B. Rule Changes

It was M/S/C to approve the proposed rules as was previously mailed to the membership.

C. Vacation Home Rental Program Update

Over the past year, Richard Evon has attended all meetings and hearings with the City regarding proposed Vacation Home Rental Program Ordinance. There are currently 1,800 VHR's in South Lake Tahoe, 1,350 of which are not in the core area. The core area is all geographical locations in the downtown strip area. Tahoe Tyrol is outside the core area where all restrictions will apply.

D. 2018 Proposed Budget

It was M/S/C to adopt the 2018 operating budget with no increase in assessments.

V. NEW BUSINESS

A. Water Meter Installation Project

Water meters have been installed at no cost to the owners. This installation was funded by grant money.

B. Pool Pass/Key Policy

The consensus of the Board was to stay with the \$25 fee for replacement.

C. Selection of Officers

The Board selected the following officers:

- Harry Bettencourt – President**
- Joanne McDonough – Vice President**
- Michael Shea – Treasurer**
- Ricard Evon – Secretary**
- Tim Halloran – ACC Chair**

D. 2018 Meeting Schedule

It was M/S/C to adopt the following meeting schedule for 2018:

Board Meeting	Saturday, February 10, 2018
Board Meeting	Saturday, May 5, 2018
Board Meeting	Saturday, August 4, 2018
Board Meeting	Friday, October 5, 2018
Annual Meeting	Saturday, October 6, 2018
Open Forum	Friday, October 5, 2018
Annual Barbeque	Saturday, October 6, 2018

VI. OPEN SESSION

There were no owners in attendance.

The Board adjourned to Executive Session to discuss the Management Contract and a Contract for CPA services for 2017.

VII. ADJOURNMENT

It was M/S/C to adjourn the meeting at 5:35 pm.

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.