

**MINUTES  
TAHOE TYROL HOMES ASSOCIATION  
ANNUAL MEMBERSHIP AND BOARD OF DIRECTORS MEETINGS  
October 7, 2017**

**I. CALL BOARD MEETING TO ORDER**

- A. Establish Quorum** - The Board of Directors Meeting was called to order by President Harry Bettencourt at 10:00 am. A quorum of the Board was established. Directors present included Harry Bettencourt, Richard Evon, Michael Shea, and Joanne McDonough. Director Tim Halloran was absent. Also present were Al Frei and Steve Seal from Frei Real Estate Services, and 16 homeowners.
- B. Record Proof of Notice** – The Board Secretary certified that notice of the meeting was duly given.
- C. Approve the Agenda – It was M/S/C to approve the agenda.  
The Board convened the Annual Membership Meeting**

**II. 2017 MEMBERSHIP MEETING**

- A. Call Membership Meeting to Order**  
The Annual Membership Meeting was called to order. A quorum was established. An adequate number of ballots have been received to meet the quorum requirements.
- B. Introduction of Owners and Guests**  
All owners and guests were introduced.

**III. GUEST SPEAKER**

- A. Mayor Austin Sass**  
Mayor Sass presented a detailed explanation on the City’s consideration of new vacation rental home ordinances. Director Richard Evon has attended all workshops and council meetings over the past year or so regarding this topic. Owners were referred to the City’s website ([cityofslt.us](http://cityofslt.us)) for information on the Vacation Home Rental Ordinance.

**IV. NEW BUSINESS**

- A. Director Election by Acclamation**  
Harry Bettencourt was the only director up for reelection and there were no other candidates, consequently Harry was elected for another three-year term.
- B. Revenue Ruling 70-604**  
The required quorum for the Revenue Ruling 70-604 was obtained. The proxies were given to the Board of Directors. **The Board of Directors M/S/Capproval of the application of 70-604 for the year 2017.**

**V. REPORTS**

- A. President**  
Harry reported on the success of the pool monitor program that was implemented this past summer. The cost was approximately \$11,000. The program appeared to be very successful and will be continued next year. We are able to fund the \$11,000 by a slight decrease to the reserve fund contribution but no increase to the annual assessments. Harry also explained to all homeowners present how the reserve study works and that there is an annual review by the Board and a three-year required update.
- B. Treasurer’s Report**  
Michael Shea explained the 2018 budget adopted by the Board of Directors requires no increase in the annual assessment.

**C. Forest Management**

Joanne McDonough advised the homeowners that Mr. Holmgren was currently doing work as a part of the association's annual forest management program.

**VI. OPEN SESSION**

Owners present had a variety of comments and questions.

**VII. ANNOUNCEMENTS**

A reminder the annual BBQ will start at 1 pm this afternoon.

**VIII. ADJOURNMENT**

**It was M/S/C to adjourn the meeting at 12:04 p.m.**

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*These minutes are unofficial until signed by the Board.*

Respectfully submitted by:

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*Board Secretary*

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*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*