

Board Members: Harry Bettencourt – President
Joanne McDonough – Vice President
Mike Shea – Treasurer
Richard Evon – Secretary
Tim Halloran – Director at Large (absent)

Management Representative: Maggie Nelson & Steve Seal, The Helsing Group

Location: Community Clubhouse

1. Call to Order at 4:00 PM

2. Consent Agenda – Motion to approve the consent Agenda – M/S/P

- a. Minutes of Previous Meeting dated August 3, 2019
- b. Delinquent Accounts – All Owners in the 30, 60, or 90-day columns of the Accounts Receivable or Delinquency report of the most recent financials are to be sent to collection in accordance with the timelines of the collection policy, including but not limited to recording a lien against the property.
- c. CPA Engagement Letter

3. Review Items – Reviewed

- a. President's Report
- b. Most Recent Financials, including Budget to Actual as of July – August 2019
- c. Pool Monitor Feedback / Pool Use Summary
- d. Annual Meeting / Homeowner BBQ

4. Action Items


- a. Proposed Amendment to Section 5.5 of CC&Rs – The ballots were opened and tallied. The Proposed Amendment was not approved by a majority of the total voting power of the Association. Accordingly, the proposed amendment to Section 5.5 of CC&Rs failed.
- b. Motion to authorize Richard Evon & Steve Seal to select the replacement mailboxes; not to exceed \$3,500 - **M/S/P**
- c. Motion to approve 2020 Budget and Reserve Study with changes - **M/S/P (3 – 1, Shea)**
 - I. Forest Management to be removed from Reserve Study
 - II. Forest Management operating budget to be \$15,000
 - III. Monthly assessment to be \$75/lot

5. Member Comment Period

6. Motion to Adjourn – M/S/P

- a. Being no further business before the Board of Directors, the meeting adjourned at 6:05pm.

The undersigned does hereby certify that the foregoing is a true and correct copy of the Minutes of Tahoe Tyrol Homes Association Board Meeting held on October 4, 2019 as approved by the attending Board Members.

By: 
(name)

Date: 5/30/20

Its: President