

# Board Meeting Minutes

Tahoe Tyrol Homes Association | March 19<sup>th</sup>, 2022 Board Meeting

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Board Members: Richard Evon, President  
Joanne McDonough, Vice President  
Chris Grillone, Treasurer (absent)  
Kate Carson, Secretary  
Tim Halloran, Director at Large

Management Representative: Steve Seal, The Helsing Group

Location: Zoom Meeting

## 1. Call to Order at 10:10 AM

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

- a. Minutes of Previous Meeting dated November 1<sup>st</sup>, 2021
- 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 following accounts:
  - i. APN# 028-301-042-000
  - ii. APN# 028-301-028-000

## 3. Review Items – Reviewed

- a. Presidents Report
- b. Onsite Manager Report
- c. Most Recent Financials, including Budget to Actual as of January 2022
- d. Architectural Committee Report

## 4. Action Items

- a. Due to management’s absence at the meeting no introduction occurred.

## 5. Discussion Items

- a. The Board discussed changing uses for the clubhouse and changes in rules to adapt to more permanent occupants. The Board will discuss formally changing clubhouse rules at the May Board meeting.
- b. The Board discussed possible candidates to replace both Richard and Joanne once they step down from their positions on the Board.
- c. The Board decided that Kate Carson will take over payments for the association website. Richard Evon will continue to maintain as Kate Carson and Joanne McDonough research active web designing and maintenance options moving forward. - **M/S/P**
- d. The Board decided that the forest maintenance line item on the budget needs to be increased to \$30,000. The Board needs to decide if they want to add a line item to the reserve study in the amount of \$15,000.00 or if they want to borrow \$15,000.00 from the reserve study; borrowed money will need to be paid back to reserves within a 12-month period.
- e. The discussion regarding the use of the clubhouse by residents was tabled for the May Board meeting.
- f. The discussion regarding social events within covid guidelines was tabled for the May Board meeting.

- g. The discussion regarding violation enforcement was tabled for the May Board meeting.
- h. Kate Carson will follow up with the Helsing Group regarding the explanation of the HG referral fee and coupon books. Kate will also research other HOA Management options and request a breakdown of what the Board is paying for regarding management services. - **M/S/P**
- i. The Board discussed the pet notice issue but dismissed the issue as being completed and no longer a concern.

## 6. Member Comment Period

## 7. Motion to Adjourn – M/S/P

- a. Being no further business before the Board of Directors, the meeting adjourned at 12:40pm.

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 March 19<sup>th</sup>, 2022 as approved by the attending Board Members.

By: \_\_\_\_\_  
(name)

Date: \_\_\_\_\_

Its: \_\_\_\_\_  
(position)

### Executive Session Summary:

The Board met in Executive Session on March 19<sup>th</sup>, 2022 to discuss the browning reserve update with site inspection proposal.