

Tahoe Tyrol President's 2008 Newsletter - #1

This is the first newsletter of 2008, offered subsequent to the February, 2008 Board of Director's Meeting.

We encourage you to contact us via e-mail or by telephone if you have comments, questions, concerns and/or recommendations!

Richard W. Evon (thru 12-31-08)	President	rkevon@astound.net 925-674-1263	General information
Al Frei	Management	afrei@alfrei.com 916-722-8110 x101	Management questions
Sheryl Guerra	Management	sguerra@alfrei.com 916-722-8654	Management questions
Tim Halloran	Chair, Architectural Control Committee	timbobsit@hotmail.com 530-544-6357	Architectural questions

Highlights from the February 2, 2008 Board Meeting

Elections and Board Nominations: Richard Evon and Tim Halloran were re-elected to serve on your board for additional 3 year terms at the annual meeting in October, 2007.

TahoeTyrol.org Website: Randy Royce presented his suggested redesign and layout for our website. The board expressed strong support for Randy's ideas and suggestions and approved Randy's recommendation to proceed.

Financial Report: Mike Shea reported that our Reserve Account balance is \$95,522 consisting of a CD for \$50,619 at 4.64%, a CD for \$29,469 at 4.88%, a maximizer account with \$14,832, and a business checking account with \$601. Interest earned for 2007 was \$3,723. The board used \$10,884 out of reserves for asphalt paving and repairs, replacement of the spa heater, forest management and the three year update of our reserve study. We ended the year with an operating account balance of \$22,975. Overall, our 2007 expenditures were \$79,483 against a budget of \$88,364, coming in 10% under budget. As a result, we were able to once again avoid any increases in the homeowner's association dues for 2008.

Reserve Study Forecast: The board reviewed the items listed in our reserve study for 2008. Refinishing the pool deck area will be considered in the spring and Tim Halloran is working with contractors and suppliers to replace the clubhouse roof. Harry Bettencourt offered to do a review of the reserve study items to ensure we are addressing the correct needs in 2008 and 2009.

By-Law Amendment: The board approved a motion to have our attorney draw up a by-law amendment that would reduce the quorum requirements from 51% to 20% for election of directors and revenue ruling 70-601. This would permit us to hold elections and conduct business at our annual meeting without incurring the expense and delays associated with repeated ballot mailings, etc. Other quorum requirements as regulated by state law are not changed as a result of this. Watch your mail for the by-law change proposal and ballot to approve.

Fire Safety: Tim Halloran has been leading our efforts in fire safety management and reports that Tahoe Tyrol is pleased to be an active chapter in the Nevada Safe Fire Council which represents the entire Tahoe Basin assisting homeowners in efforts to reduce wildfire threats to our homes. The Tahoe Tyrol Homeowners Association is working in conjunction with the city of South Lake Tahoe and the Nevada Fire Safe Council to create a defensible space around all our homes. The first phase of this ongoing project will begin this Spring of 2008 addressing the Eastern perimeter of our community; in particular behind the homes on the uphill side of Pine Hill Rd. Our Certified Arborist will be working under the supervision of the South Lake Tahoe Fire Chief and the Nevada Fire Safe Council removing hazardous trees and shrubbery as well as thinning the forest in general. Our association received a grant from the city which was matched by our existing forest maintenance funds to fund this important project. In addition we hope for additional funds in the form of a grant which will not have to be matched by our association for a continuation of creating defensible space around our homes which we hope to receive in 2009.

Board Meetings:

UPDATED--Important Dates to Remember—Mark your calendars NOW!

<i>Function</i>	<i>Date</i>	<i>Time</i>	<i>Location</i>
Board of Directors Meeting	Saturday May 3, 2008 Saturday August 2, 2008 Friday October 3, 2008	10:00 AM 10:00 AM 4:00 PM	Tahoe Tyrol Clubhouse
Open Forum	Friday, October 3, 2008	6:00 PM	Tahoe Tyrol Clubhouse
Annual Homeowners meeting	Saturday, October 4, 2008	9:30 a.m. Registration/Brunch 10:00 a.m. General meeting	Tahoe Tyrol Clubhouse
Tahoe Tyrol BBQ	Saturday, October 4, 2008	1:30 p.m.	Pool/BBQ area