



# *Lake Mont Pines Homeowners Association*

## Board of Director's Meeting Minutes Saturday-July 18, 2020 Lodge Conference Room and ZOOM

**Call to order:** The meeting was called to order at 10:02 a.m. by President Fred Jacobus.

**Roll Call:**

Fred Jacobus - President	Present
Ken Grimes – Vice President	Present
Greg Casselberry – Director	Present
Elis Imboden – Director	Present
Bill Lent – Director	Present

**Members in attendance:** Peggy Rourke Nichols, Mark Walker #074, , Andy Schleder, Alison Nilson #569, Sherri Lange, Don Somrack, Wendy and Mario Mariani, Duane Rothacher.

**Board of Directors Positions:** Laura Baughman has resigned from the Board effective 6/20/2020 and Michael Brown has resigned effective 7/15/20, the board and residents thank you both for your service. There are currently five board members and we need additional members, please consider serving on the board.

**Open Forum:** Ken Grimes announced that the new paddle board rack is up and being used, great addition.

Wendy Mariani expressed concern about roots at the dog beach by the Dam creating a tripping hazard, Wendy has already fallen there, maintenance will see what, if anything, can be done

Mark Walker is concerned about the island at Evergreen and Valley View and that it needed to be cleaned. Greg Casselberry noted that the island had recently been mowed.

Duane Rothacher inquired about work being done on the lake. Greg reported that Mike Skenfield has been contracted to perform a lake survey with planned work at the inlets and spillway, currently he is mapping the lake to obtain a permit.

Alison Nilson reported dead trees near Cowell Creek, there is also a group of dying trees by the dam, these will be included in ongoing tree assessment.

Wendy Mariani suggested beautifying the island at Valley View and Evergreen with boulders, carved bears or animal cutouts. Greg stated that any signage or work would need county approval.

The Firewise sign at the entrance is obscured by vegetation.

**Neighborhood Watch:** No report

**Agenda Review:** Elis asked to remove the Logo project from the agenda since it has been completed.

**Minutes:** Review of the June minutes, Elis noted that she did not offer to engage sheriff on Valley View speeding issue. Minutes amended and approved on a motion by Greg second by Fred.

**Financials:** Examined the financials. Elis motioned to accept the financials and Ken seconded. Approved

**Architectural Review:** Greg reported that there has been an uptick in requests for sheds and retaining walls. Bill volunteered to join Greg and Laura on the committee. Committee plans to update the current application form.

## **Community/Communications**

### ***Emails:***

None.

***Vacation Rentals:*** Elis provided an update on incidents reported over the past 8 months. There were 16 incidents reported, 8 were referred to local law enforcement for follow up, incidents included egging, illegal dumping, fireworks and break ins, 8 of the incidents were neighbor to neighbor issues related to illegal structures, dog control and dirty lots, two incidents involved vacation rentals and loose dogs. The HOA contacted the realtor for the vacation rental issue. The incident reporting on the website has provided valuable feedback and has helped the HOA and Julie follow up on concerns. It has provided information on the frequency of incidents and whether it is a rental or resident issue. Owners are encouraged to use the incident reporting form on the Lake Mont website to help us track and resolve any issues, it has been an effective monitoring system.

Elis brought up an issue of garbage being dumped in other people's garbage bins, has happened several times.

Received notice from PG&E that the oak tree in the meadow on Lakemont should be removed. Tree looks healthy, Nate Berner will evaluate and Greg will appeal if appropriate.

***Delinquency Report:*** Julie has done a wonderful job clearing up delinquencies, 9 delinquencies being worked on, 3 having a path forward. Julie is working aggressively to resolve ongoing cases.

### **Lake Experience (Julie reporting)**

***Staff*** – Julie said one lifeguard recently resigned so we are down to one lifeguard that will be on duty Friday, Saturday and Sunday only . Season is going well , as busy as it was on the July 4 weekend people tried to socially distance and respect each other, controlled chaos. Bathrooms have never been cleaner.

The geese problem has been better this year, Serena and Jodie had strung reflective tape as a deterrent, July is when they typically return. We are actively soliciting resident's dogs to assist. If you are interested contact Julie at the lodge, you must register with her, otherwise dogs must be on a leash except when swimming and always must be under the owners control.

***Tag Checking*** – Julie reported that her staff has kept some statistics on the tag checking. In one three day period they checked tags at the beach and the results were that out of 446 people checked 19 people did not have tags. Julie also had staff check cars as they entered the parking lot until it was full and this was also effective.

***Lodge Rental*** – Due to the worldwide pandemic the lodge is not being rented

***Other*** – COVID 6 ft. separation and additional no fishing signs ordered. No parking signs ordered for the area by the stairs on the west end of the lake – Greg advised that is county access area and we should consult with the county before putting up No Parking signs. A new swim rope has been ordered and will be put in place as soon as it is received. Bill Glaze completed the patio repair. Both Parking lot bidders recommended that the base in place is not sufficient and should be redone – this will have to wait for a future budget item.

**Website** – New website project is underway with new logo

### **Maintenance**

***Lake:*** Working with Mike Skenfield, surveying the lake to confirm USGS mapping for permit for future lake maintenance at the inlets, overflow and beach areas. Permit process is ongoing and the scope of work includes lowering the lake in

the fall, reclaiming/removing silt and sand, no dredging, work on the weir next year with more volunteer days, repair to the spillway, rock, concrete etc. The staff will start immediately using a lake rake to remove weed and vegetation from the lake bottom.

**Tree Committee:** Ken and Greg met with Caleb Medefind, to discuss the trees of the common grounds. Board agreed to starting a Tree Maintenance and Care committee consisting of Ken, Greg, Bill, Caleb (Member lead) and Nate Berner (professional advisor). Committee will outline a plan and select trees that may need to be treated.

**Snack Shack/Kitchen Upgrade–Greg** A contractor has been chosen, Paul Bertini. Project required due to non-compliance with the Health code, currently finalizing plans to be submitted to Building Dept. and Environmental Health. The end result will be a commercial kitchen and the goal is to have it completed by 1/1/2021

**Other** –Fred discussed some work that is required based on notification from the California Water Resources Board. There is a new requirement for an inundation plan, in the event of a catastrophic release from the dam and what would be affected and also for some vegetation management around the pipe at the dam. Fred will look for a consultant to write the plan, maintenance can do the vegetation removal.

**Cal Fire – Bill Lent:** The VIP program has been benched this year but Cal Fire is in the Lake Mont area performing inspections and issuing citations. This fire season has the potential to be extremely dangerous with the lack of rain and increasing use of all outdoor areas in the county. Please clean your lot and be prepared for an emergency by preparing an action plan and having an emergency go bag, a full tank of gas, some food and cash.

Meeting Adjourned 12:30pm

**Future 2020 Meeting Dates (3<sup>rd</sup> Saturday of the month @ 10:00am except where noted)**

July 18

August 22

September 5 (Annual Meeting) Board Meeting to follow

October 17

November 21

December 12 (2<sup>nd</sup> Weekend)

Respectively submitted by William Lent, Director