

# *Lake Mont Pines Homeowners Association*

Board of Directors  
Approved Meeting Minutes  
March 3, 2019  
Lodge Conference Room

**Call to Order:** The meeting was called to order at 10:00 a.m. by President Fred Jacobus in the Lodge Conference Room.

**Roll Call / Establish Quorum / Introductions:**

Fred Jacobus - President - Present

Ken Grimes - Vice President / Treasurer / - Present

Laura Baughman – Secretary / Maintenance/ Lake - Present

Mike Brown - Director – Absent

Nick Bressani - Absent

Fred reported that Board Member, Tim Magnuson, has resigned his position.

**Quorum was attained.**

**Staff in Attendance:**

Don Shinn Association Manager Present

Lisa Shinn Office MGR Present

**Members in Attendance:** Greg Casselberry, Bill Lent, Jerry Donakowski.

**Open Forum:** Bill Lent thanked the Board Members for supporting the use of the lodge for member game nights and discussed attendance at these events. Bill also mentioned the possibility of using the lodge for various training events for VIP Members.

Bill Lent stated that VIP property inspections need to begin earlier than June, depending on the weather. Discussion followed regarding alternatives to burning debris and researching grant money for a curtain burner or a dumpster. Possible HOA fines for habitual non-compliance of lot cleaning and enforcement was discussed. Holding Tags was suggested.

Jerry Donakowski asked about possible signage for the courts in the subdivision because people parking there in the winter months interferes with snow removal. It was stated that the roads in Lake Mont Pines are County roads so signs would need to come from the County.

Fred talked about possibly adding parking information to the Association's Guidelines for Conduct booklet and including it in the newsletter. Discussion to continue at the next meeting.

Jerry Donakowski discussed member tree removal, and said that that logs were being left in the seasonal creeks. He did not support the log barrier at the meadow.

**Approval of Prior Meeting Draft Minutes:** Motion Laura to approve the January 19, 2019 minutes, second Ken. Motion carried.

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**Association Manager's Report:** Don gave the Manager's Report. Don stated that it had been a slow maintenance season. He reported that the arborist could not do his inspection because of the snow. Don stated that Dave Carr would not be able to spread the sand on the beach this year because his tractor does not have a bucket, and that we would need to find someone else to take care of this. Discussion followed on PG&E tree removal and possible waiver forms for member Firewise Day volunteers.

**CFO /Treasurer's Report:** Ken Grimes reported that revenue was up from the same time last year. The layout of the reports that we receive from Ebbetts Pass Accounting was discussed. Motion Ken to accept the January 2019 financial reports, second Laura. Motion carried.

**Delinquency Report** - Lisa presented the Delinquency Report and stated that delinquent property owners would be re-invoiced on March 15<sup>th</sup>. Discussion on delinquent accounts that could possibly be sent to Collections was postponed until the next meeting.

**Correspondence:** Laura Baughman read emails/letters sent from various property owners and discussion followed.

## **LAKE EXPERIENCE: Fred Jacobus and Mike Brown**

**Mission Statement** – The Mission Statement was discussed and finalized. It will read *“The mission of the Lake Mont Pines Homeowners Association is to operate the Association to enhance the overall community, communicate with members and conduct safe, family friendly summer programs, while fulfilling all legal and fiduciary requirements and maintaining property values.”* Motion Laura to accept edited Mission Statement, 2<sup>nd</sup> Ken. Motion carried.

**Hiring/Salaries** – Fred reported that interviews for the Recreation positions were to be conducted in March. Julie Gage will be our Director. Salaries to be discussed in Executive Session.

## **Recreation/Summer Programs**

**Lodge/Game Nights** – Was discussed earlier in the meeting.

## **SITE MAINTENANCE - OPERATIONS: Ken Grimes and Fred Jacobus** **(Possibly Greg Casselberry)**

**Common Area including Lake, Weir, Dam, Lake Testing, Geese, Beach, Equipment and Memorials.** Ken reported that he and Mike Brown will provide sand samples for the next meeting. The weir will be assessed after the snow melts. Don stated that he has requested a bid to repair/replace the weir from Hanford Hill.

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## **COMMUNITY – COMMUNICATIONS: Laura Baughman**

**Architectural:** No report

**Firewise** – No report

**CAL-FIRE / VIP** – Laura talked about possible dates for a town hall meeting regarding Measure A. Date TBD. More discussion took place earlier in the meeting.

**EPPOC** – No report

**Vacation Rentals** – The meeting was postponed because of snow. A letter from an attorney regarding vacation rental issues and adopting rules was read to the Board noting that in our CC&R they are allowed and the Board can adopt Rules.

**CC&R – Enforcement/Update** – No report

**Dogs** – No report

**Budget/Chart of Accounts** – No report

**Old Business:** Log Fence in the Meadow: Don stated that he has requested bids for moving back or removing the fence. Don to investigate other fencing options.

**New Business:** Discussion took place on waiving the lodge use fee for Everett Vigers' memorial. Individual members of the Board/Office Staff decided to contribute portions of the usage fee so there would be no charge to Everett's family.

**Adjournment:** The meeting was adjourned to Executive Session at 12:15 p.m.

Draft Minutes respectfully submitted by Lisa Shinn, Office Manager, for Laura Baughman - LMP Board Secretary.