

Lake Mont Pines Homeowners Association

Board of Director's Meeting
Approved Meeting Minutes
Saturday, August 31, 2019
Lodge Conference Room

Call to order: The meeting was called to order at 11:10 a.m. by President Fred Jacobus.

Roll Call:

Fred Jacobus - President	Present
Ken Grimes – Vice President	Present
Laura Baughman – Secretary	Present
Mike Brown – Director	Present
Greg Casselberry – Director	Present
Elis Imboden – Director	Present

Quorum was attained

Member in attendance: Deborah Rothhacher (496C)

Approval of prior Board Meeting draft minutes: Ken Grimes motion, Mike Brown 2nd.

Agenda Review: Ken requested we move the Weir discussion up on the agenda because Deborah was present.

Weir – Ken: showed Deborah the plans received from Thunder Mountain and asked if Deborah would like to serve on a committee with him to come up with a work order. Deborah is very interested in helping. She also mentioned the Epstein's (497C -neighbors of hers) that would be interested as well. Ken will set up a meeting date and hopefully have a report for our next meeting.

CFO Treasurer's Report – Ken: As reported at the Annual Meeting – we are on tract with expenses and he recommended that we gear up for the Budget meeting planned for October.

Delinquency Report/Collection Review - Fred: would like to review the process with Julie and ASAP. Will report at next meeting. Will also contact lawyer for more info.

Architectural Control – Laura: a lot of construction going on, new decks, painting etc. Everything has been approved to date. Greg has joined the committee and is up to speed on process.

Community/Communications – Laura: EPPOC does not meet during summer months will renew in September. Talked about Annual meeting – feedback was very good. Greg stated he is happy with the new board and committees being proactive instead of reactive. Looks like several members are considering joining the board. We need to encourage new members.

Firewise/Cal Fire-Bill Lent: and his team will do inspections again in October. Emphasized that cleaning our lots is now a year-round activity.

Vacation Rentals-Elis: suggested using Google Forms for incident reports. Very easy to use and downloads into a graph. She volunteered to set one up for the board as a trial. Will discuss at next meeting.

Correspondence – Laura: Mike and Debbie Brown requested a memorial bench for their grandson to be placed in the meadow by the oak tree – tabled until next meeting.

Lake Experience – Fred & Ken: Fred would like us to look at the lake and define what we need to do in the future to keep it as a valuable resource for the community. Ken suggested we all come with suggestions for anything we would like to add to the experience so we can add to the budget for 2020.

Greg suggested we look for Mike Skinfield's previous reports (from the 80's +) to get a better history. We also had a homeowner ask if we tested for Blue Algae that states are reporting is dangerous to dogs.

Ken to follow up with Alpha Testing.

Site Maintenance – Ken: Wondered if there was a maintenance schedule on property? He has contacted Nate Tree Company to get an estimate on treating the Ponderosas. Will follow-up at September meeting.

Summer Wrap-Up - Julie: Activities that were a huge hit were the campfire sing-along, the dance was well attended. Kids loved the ice cream cones and crafts were a huge hit! Movie night was good for the first one with maybe 40 attending. The next two were not as successful so for the \$800 cost maybe not a good idea to continue. Elis stated that the two last movies might have not been a good choice since one wasn't heard of and the other was a 2nd or 3rd screening (i.e. Cars 2 or 3). Elis also stated that since we weren't charging for admission to the movies, why couldn't we bring in our own DVD player and screen and play the movies we already own. Overwhelming approval for that idea! Elis also volunteered to be on the Movie Committee for next year.

Julie had a lot of requests for a Bingo night, Paddleboards to be added to the Stuff Shack. Everyone thanked Julie and her staff for a great summer.

Signage – Mike: In response to annual meeting request, will send pictures of signs at White Pines and work with Jill and Mark Vigent to come up with placement of signs and consistency around the lake stating we are a private property.

Old Business - Ken: Reserve Study will be on September 13th at 10:00 a.m.

Next Meeting Schedule – Fred: 2nd Saturday of the month September, October, November and December. Will cancel if we do not need to meet. Suggestions for setting up meetings ahead of time would be helpful to board and community.

Adjourned at 1:20 p.m.

Respectfully Submitted
Laura Baughman, Secretary