

# Lake Mont Pines Homeowners Association

Board of Directors  
Approved Minutes  
Saturday, May 16, 2020  
Lodge Conference Room & Zoom

**Call to Order:** The meeting was called to order by Fred Jacobus at 10:05 a.m.

**Roll Call,** Quorum was obtained:

Fred Jacobus	Present
Ken Grimes	Present
Laura Baughman	Present
Elis Imboden	Present
Greg Casselberry	Present
Michael Brown	Present
William Lent	Present

**Open Forum:** Paige Harris was in the Board Room & Andrew Schlader, Tom and Linda, Susan Schmitz, Vicki Bohan, Lisa Griffin, Peggy Nichols, Marci Thurston, Alison Nielsen, Al's computer, Linda's iPad and Cheryl Burgin were on zoom.

**Paige Rulhausen/Harris** – Has a connection for commercial kitchen appliances in Murphy's. William and Greg will check it out to see if it fits our remodel. Also has quite a large lot and volunteered to have a community garden. She has quite a few games, Legos and books to donate. Would be fun to have Lego playtime on the deck. She is hoping we will offer swim lessons this year.

**Wendy & Mario Mariani** - Concerned about the many break ins he has heard about. Surprised that so many people were coming up to their 2<sup>nd</sup> homes when asked not to. Worried that inmates were let out of jail and disbursed in Calaveras County. Would like to have security. Requested that we put sand on the dog beach area. Hasn't been done in several years.

**Cheryl Burgin** – Wrote a comment about a squatter who entered a house on Pine Lake. Vehicle left in front of the house was stolen. Sheriff's Dept. took care of it. Homeowners notified.

**Peggy Nichols** – thanked us for having the meeting via zoom so she could be a part of it. Worried about our liability if we open the lake. Wondered if the lodge was designated as a Shelter in Place facility like it was when she took CERT training years ago.

**Approval of Draft Minutes** of February meeting. Elis made a correction Bill made the motion to accept as amended and Michael seconded.

**Julie Gage** – Website, will go ahead with Lisa Bolton. Will need someone else take over the site service. Lisa will begin as soon as the new logo has been decided on. **Delinquencies** – We have 24 on the report. 12 have paid but have not paid their late fees. 5 have been delinquent for quite a while. 3% down year to date.

**CFO Financials** – Fred Right on track for the year. Reviewed the audit and approved by motion. *(I don't have any notes on this but seem to remember we voted on it? Anyone remember?)*

**Ken & Greg – Maintenance** – Ken received the proposal and scope of work needed on the Weir. Mike Skenfield has agreed to work with us to restore the lake to its healthiest. This may take up to a year, but it is important that we get started soon. Clear vegetation at both ends of the lake, rebuild the weir and in the fall drain the lake so we can recover some of the sand and take care of the vegetation at lake edge. \$16,000 to begin the mapping, surveying and permits needed. Greg will work closely with Mike S. which will cut our costs down significantly. Greg mentioned that the price will only go up the longer we wait. Greg made the motion to accept the proposal and Michael seconded.

**Greg – Kitchen Remodel** The work will be done in 3 phases. Paul Bertini will do the inside remodel and install the kitchen equipment. Greg, Julie and Paul will go to Sacramento to the warehouse to choose appliances. Jordan Dienger will work on the deck portion. Plans need to go to the county to get us started. This work will also come out of the Reserve Fund.

**Ken – Asphalt Repair** Can put it off until next year. The parking lot has had a lot of damage from big trucks hauling downed trees, roots from trees have contributed as well. When we do the work, we should just replace the asphalt and not just do a fill and slurry. Needs to be maintained. Basketball court needs to be resurfaced as well. The retaining wall will cost about \$8,000, the rock base on the back of the lodge right side (looking at the lodge). Bill Blaise bid on this job a year ago for \$4,000.

Fred wondered if we need sand this year. There are quite a few deep ruts in the existing sand. May decide to go with one truck load and put some by dog beach. Will see what transpires with the lake opening and Covid 19 opening regulations.

**Community/Correspondence– Laura**, only one architectural request for paint. Approved by Laura and Greg. A Memorial bench has been requested by the Young/Ross/Luce home on Lakewood. They have the specs for the bench and can install it themselves. The cement slab will be colored to match the vegetation. They would like it placed on the Lakemont side of the dam below the stairs. Laura & Greg will approve location. EPPOC will have a meeting on June 3<sup>rd</sup> via zoom. Guest Speaker will be Kristin Stranger with the Dept. of Public Health in Calaveras County. Greg, Bill and Fred are interested in attending that meeting. Other Arnold HOA's will report on how they are handling their summer season this year.

Motion to close meeting first by Ken and second by Michael.

Meeting was **adjourned** at 12:05 p.m.

Respectfully Submitted,  
Laura Baughman  
Secretary