

Board Meeting Minutes

Tahoe Tyrol Homes Association | July 29, 2023 Board Meeting

Board Members: Gregory Kling, President
Chris Grillone, Vice President
Kate Carson, Secretary
Peter Donnelly, Treasurer

Management Representative: Jason White, The Helsing Group

Location: Tahoe Tyrol Clubhouse

1. Call to Order at 10:01 AM

2. Consent Agenda – Motion to approve the consent Agenda – M/S/P

- a. Minutes of Previous Meeting dated May 17, 2023
- b. Delinquent Accounts – All Owners in the 30, 60, or 90 day columns of the Accounts Receivable or Delinquency report of the most recent financials are to be sent to collection in accordance with the timelines of the collection policy, including but not limited to recording a lien against the property.
- c. Ratify approval of roofing application for 3397 Pine Hill with newly approved color “desert tan” by Owens Corning

3. Review Items – Reviewed

- a. Presidents Report
- b. Onsite Managers Report
- c. Most Recent Financials, including Budget to Actual May/June 2023
- d. Architectural Committee Report
- e. Treasurer Report
- f. New Management Representative

4. Action Items

- a. The Board acknowledged the resignation of Director Tim Halloran from the Board of Directors – No Action Taken
- b. Motion to appoint Jerry Mitchell to the Board of Directors; his term will expire 4/15/25. Director Chris Grillone abstained from making a motion, noting that other candidates from the previous election may have had interest – M/S/P
- c. Motion to appoint John Lopes to the Architectural Committee, replacing Tim Halloran – M/S/P
- d. Motion to defer the following reserve items to be reevaluated later by the Board – M/S/P
 - i. 01000 ASPHALT MILL and INLAY: \$29,504 (RESEAL and REPAINT PARKING LINES ONLY @\$3402) DEFERRAL: \$26,102
 - ii. 03000 PAINTING (EXTERIOR) CLUBHOUSE & MAILBOX: \$10,558 WOOD DECK, RAILING \$3997 DEFERRAL: \$14,555
 - iii. 08000 REHAB GENERAL CLUBHOUSE: \$6091 RESTROOMS \$3618 DEFERRAL: \$9709
 - iv. 25000 FLOORING CLUBHOUSE CARPET: \$3403 DEFERRAL: \$3403
 - v. 30000 MISC CC&R REVISIONS: \$2870 DEFERRAL: \$2870
 - vi. TOTAL: \$56,639
- e. Motion to approve the Inspector of Elections contract provided by Bellwether Election Solutions, dated 7/24/23, in the amount of \$1,934.88; subsequent to the motion being approved, it was identified that in the April 15th 2023 Annual & Open meeting that the board

had agreed to maintain a single election in 2023 (April 15th) - given that vote was delayed by 6 months from October 2022. Plan is to get back on track in with next election in October of 2024. However, 3 of the 5 current board members were not present during this April 15th meeting decision and it is not reflected in the filed minutes – M/S/P

- f. Motion to approve the updated paving and roofing application to be sent to the Membership for the 28-Day comment period – M/S/P

5. Discussion Items

- a. Motion to approve the Firewood Storage guidelines to be sent to the Membership for the 28-Day comment period – M/S/P
- b. The Board discussed meeting with Bank of America to add additional signers to the account, with that taking place August 1, 2023.
- c. Motion to deny the owner request to allow a trampoline to be placed in the backyard of 1192 Timber Lane, citing section 4.7 of the CC&R's – M/S/P

6. Member Comment Period

7. Motion to Adjourn – M/S/P

- a. Being no further business before the Board of Directors, the meeting adjourned at 11:27 AM.

The undersigned does hereby certify that the foregoing is a true and correct copy of the Minutes of Tahoe Tyrol Homes Association Board Meeting held on July 29, 2023 as approved by the attending Board Members.

By: _____
(name)

Date: _____

Its: _____
(position)