

# MEETING NOTICE

## *Tahoe Tyrol Homes Association*

### **Board of Directors Meeting August 19, 2024 at 5:00PM**

**Virtually Hosted via ZOOM**

To join Zoom Meeting, visit:  
<https://zoom.us/>  
click join a meeting and enter:

**Meeting ID: 872 9648 0914**

**Passcode: 336099**

**To join Zoom Meeting by Phone Only:  
Dial 1-669-900-6833**  
(use ID and passcode listed above)

**The Board will meet in Executive Session prior to and immediately following the open session to discuss third party contracts and Member Compliance. Members are not permitted to attend Executive Session, due to the sensitive nature of the proceedings.**

*Board Meetings are meetings of the Board of Directors to conduct the business affairs of the corporation. Members are invited to be present to observe these proceedings. There will be a limited time set aside for homeowners to bring policy matters to the Board's attention. Homeowners are encouraged to observe and to recommend policy items they would like to see considered by the Board at future meetings. Items concerning the day-to-day operation of the association should be addressed to the association manager by submitting a question or a request for action at [www.helsing.com](http://www.helsing.com) (you will be given a receipt) or by calling 1-800-4Helsing.*

*Save your association money - receive this correspondence by e-mail!  
To sign up for electronic mailings, either go to [www.helsing.com](http://www.helsing.com) and make the appropriate selection on this option or email your Association at [Tahoetyrol@helsing.com](mailto:Tahoetyrol@helsing.com)*

### **The Helsing Group, Inc.**

4000 Executive Parkway, Ste. 100  
San Ramon, CA 94583

1-800-4Helsing

Fax 925-355-9600

# Board Meeting Agenda

Tahoe Tyrol Homes Association | August 19<sup>th</sup>, 2024 Open Session Board Meeting

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1. **Call to Order**
2. **Member Comment Period** (This is time set aside for homeowners to provide input to the Board concerning matters of policy that they would like to consider in the future. In most cases, the asking member will be simply thanked for their input. Typically, this is not a period for question answering because decisions already made will have been previously announced, and items for future action cannot under California Law be discussed at this time. A typical comment would be something like "I would like it if the Board could look at increasing the amount of seasonal color in the landscaping." Or "I would like it if the Board would consider expanding the hours of the pool operation". This is not a time for questions to management as outside of board meetings operational questions can be answered by management anytime during the month and should be brought directly to management by phone or e-mail.)
  1. **Consent Agenda** (Items on the consent agenda will not normally be discussed as the Board receives their Board packet in advance. Consent Agenda Items will typically be approved with one resolution. If there is an item that does need to be discussed it will be removed from the consent agenda and handled separately.)
    - a. **Minutes of Previous Meeting dated May 20, 2024**
  2. **Review Items** (Review Items will not normally be discussed as the Board received their Board packet in advance. These are items that each Board Member is required to review periodically and are on the agenda to leave a record that they were reviewed by the Board Members. If Board Members have questions about these items they are encouraged to ask management prior to the Board Meeting. No action or Board resolutions are necessary)
    - a. **Most recent financials including Budget to Actual as of June 2024**
  3. **Action Items** (These are items for which the Board is anticipating making decisions. Board members are expected to have familiarized themselves with these issues and have reached an independent position prior to the meeting. Each item will be introduced with a Motion and a second, then a discussion, and a call for the vote using modified Roberts Rules.)
    - a. **Committee / President Reports.**
    - b. **Requesting Board Approval to Resume Lower Clubhouse, Bathroom, Shower cleaning at a cost of \$400 per month.**
    - c. **Board Decision on Handling of violations requiring quicker action (e.g. construction/loud dogs/) that have impact on neighbors and cannot wait weeks for action.**
    - d. **Board Review of updated paint form (attached) and authorization to send out for homeowner review period. It is adding 1 new TRIM color Cyprus Moss SW3041 at homeowner request.**
    - e. **Board Review of updated Architectural Rules (attached) and authorization to send out for homeowner review period. It reflects updated paint form, additional verbiage on defensible space, and additional verbiage for Bear Box placement.**
    - f. **Board Decision on handling of SLT Fire Defensible Space items called out on HOA Common Ground - including when located within Access Easement.**
    - g. **Board Decision on Preferred Location of new SLT Refuse cans to be distributed late August or Early September. (Minimum 1 Can for Recycle).**
  4. **Discussion Items** (These are items for discussion and not usually reserved for action; however action may still be taken on a Discussion Item at the Board's discretion, if deemed necessary. Discussion Items will typically include items that have come up between meetings. Typically the Board will need to decide if these items merit inclusion as an Action Item at a later meeting.)
    - a. **Formalize the change of Annual Meeting / Election from Saturday 10/5 to Sunday 10/6.**
    - b. **Vacancy Tax - Should there be any HOA distribution of information or actions**
    - c. **Parking Lot Striping/Resealing (next steps, how to proceed) as no requests for bids have been responded to.**
    - d. **Preparation for Full Budget Review / Approval on Oct. 4th (Friday) Open Board Meeting (Timelines, any info needed)**
    - e. **Resident Requests Crest Ln (4 homes) - Tahoe Tyrol boundary Signage & Forest Maintenance Priorities for next year.**
    - f. **FOB Implementation by Integrity Locksmith**
5. **Adjournment**

# Notice of Executive Session

There will be an Executive Session meeting of the  
Board of Directors  
of

## *Tahoe Tyrol Homes Association Board of Director's*

To be held  
August 19<sup>th</sup>, 2024

*6:00 PM PDT or Following Adjournment of Open Session Meeting whichever is soonest.*

Location: ZOOM

The Board of Directors has scheduled an Executive Session. Pursuant to new changes in the Civil Code, specifically 4935, members must be notified of the date and the agenda for all Executive Sessions at least two days prior to any Executive Session. **Due to the confidential nature of the topics discussed, members are not allowed to attend these sessions.** A summary of the actions taken by the Board during any Executive Session will be added to the meeting minutes following the date of the Executive Session for the members' review.

### Agenda:

- a. ACC Process Review
- b. Member Compliance

*Save your association money - receive this correspondence by e-mail! To sign up for electronic mailings, contact Homeowner Support:*

*Tahoetyroll@helsing.com*

### **The Helsing Group, Inc.**

4000 Executive Parkway, Ste. 100  
San Ramon, CA 94583

1-800-4Helsing

Fax 925-355-9600

# Executive Session Meeting Agenda

Tahoe Tyrol Homes Association| August 19th, 2024 Executive Board Meeting to follow Open Session

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1. Call to Order
2. Action Items
  - a. **ACC Process Review**
  - b. **Member Compliance**
3. Adjournment