

KINGSWOOD ESTATES HOMEOWNERS ASSOCIATION

ANNUAL HOMEOWNERS MEETING MINUTES

August 13, 2016

North Tahoe Hebrew Community Center

Board Members present: All

Staff Members present: Frank Mooney, Betsy Bauder

Jerry Rucker called the meeting to order at 10:10 AM

Introductions and responsibilities of Board Members:

- Gerald Rucker - President
- John Nelson - Vice President, construction management, forest management
- John Mearns - Treasurer, fund management
- Laurie Stevenson - Secretary, correspondence and IT
- David Nestle - Public utilities correspondence
- Glenn Karnofsky - CC&R compliance and complaint review
- Dan Hall - Griff Creek, TRPA, State Conservancy, and Placer County issues

Approval of 2015 meeting minutes

New Business

1. TRPA project manager for shoreline management, Brandy McMann, discussed web site, www.shorelineplan.org, which has been designed to discuss structures needed to provide access to Lake Tahoe.
2. John Mearns reported that the 2016 budget was approved. Less than 7% of HOA dues are unpaid as of 8/13/16.
3. Board members will retain their same positions for 2017. No other homeowners were interested in a position.
4. Dan Hall gave an update for the Griff Creek project. A private party owns 5 parcels of land above the bridge and would be responsible for it if he decides to do a summer project on his land. Otherwise, the Conservancy would partner with us to continue with plans to renovate the bridge. The gas company has also pledged money to help. Minimum weight requirements for the bridge are still being discussed with the agencies involved.
5. John Nelson requested the forest service to match funds, with us giving \$20,000 for forest management for next year. Forest service has been unable to spare personnel to clear this year due to the large amount of fires in California.
6. Dave Nestle reported that all problem check valves have been replaced by the PUD. A letter was sent out last year explaining the valve problem. Thanks Dave!
7. Glenn Karnofsky reported that the compliance rules and/or laws for CC&R's have changed. A meeting with our attorney, from Porter Simon, is scheduled for Monday for board members. Further discussion on CC&R compliance shall be discussed at that time.
8. Elaine Durazo has expressed concern over her neighbor's yard for three years. It is a fire hazard and not compliant with the CC&R's. This case will proceed to the attorney's office Monday.
9. Paul Bartlett has concerns about the open property behind his home. It has not been cleared and has reflected on his homeowners insurance.
10. Open discussion.
 - a. Noxious weeds. Pamphlets were handed out on aggressive and invasive weeds in our area. A couple of the more common types are scotch thistle, scotch broom and yellow star thistle. Nevada Placer Weed Management is in charge of coordinating activities necessary for the prevention and control of these invaders. Additional information may be found by calling Placer County Agriculture office at (530) 889-7372 or (530) 885-3046.
 - b. Dog waste problems and signage. "Clean up after your dog" signs are available on a first come first serve basis at Frank Mooney CPA office, 8096 N. Lake Blvd., Kings Beach, CA. They may not be placed in common or public areas (telephone poles), and is up to the homeowner to place them on their property.

Meeting adjourned at 11:30 AM