

KINGSWOOD ESTATES HOMEOWNERS' ASSOCIATION

ANNUAL HOMEOWNERS' MEETING MINUTES

Saturday, August 10, 2019

North Tahoe Event Center

Board Members present: Jerry Rucker, John Mearns, Dave Gotz, Laurie Stevenson, Glen Karnofsky and John Nelson

By conference call: Dan Hall

Staff Members present: Frank Mooney and Betsy Bauder

1. Meeting called to order at 10 a.m.
2. Approval of July 28, 2019 annual meeting minutes.
3. BOARD MEMBER REPORTS:
 - a. J. Rucker-President
 - b. J. Nelson-Forest Management - Will be getting bids for forest management
 - c. J. Mearns- Financial Report - Dues will be raised to cover increased electrical and legal expenses. We generally keep one year's expenses in reserve.
 - d. L. Stevenson-Secretary/Newsletter
 - e. D. Gotz-Power Company Adversary - Utility costs up for both residential and neighborhood lights. Discussion on LED lights and light pollution.
 - f. G. Karnofsky-HOA Compliance. Complaint process takes time.
 - g. D. Hall-Griff Creek Project. USFS and Conservancy to fund the bridge. They have agreed to use our plans. Construction to start in 2020.
4. NEW BUSINESS
 - a. Board Member Nominations - Tom Doyle, Brett Spade and Randy Williams are interested in serving on the board. A formal election of Board Members will be held by mail in ballot later this month. Existing Board will continue to act until the formal election is complete.
 - b. Collection Policy - Two members owe over \$250. A motion was pass to start the collection procedure by sending the two members pre-lien notices
 - c. A motion was passed to distribute a proposed revision of the Collection Policy to the membership. The change is add a \$35 fine for paying with a bad check in addition to any bank fees.
 - d. Annual Dues – Increase in dues for 2020 not to exceed 20% of preceding year's assessment.
4. OPEN DISCUSSION
 - a. HOA to look into providing a number of dumpsters available next spring for members to deposit green waste to encourage property clean up.

- b. Homeowner's insurance discussion. USAA available to veterans and their families. Farmer's and Allstate also offering insurance coverage in the area.
- 5. Short Term Rentals – Recent survey done by mail (74 to 55 votes) indicates most homeowner's prefer to not have restrictions set by the HOA on STR's. It is noted that fines, according to our policies, be imposed for nuisance properties when a complaint is filed.
- 6. ADJOURNMENT at 11:30 a.m.