

**Al Tahoe Forest Homes Association
Annual General Membership Meeting
MINUTES**

**August 31, 2024 11:00 AM
973 Cave Rock, South Lake Tahoe**

MEETING BEGAN: 11:03am

Members Present: Robert Lynch, Anne Peterson, Veronica Beattie-Lynch, Cary Bolger, Carolyn MacRae, Byron Crowley, Nat Braun, Frank Delgado,

Member Absent: Michele Gigante

PRESENTATION ABOUT OUR NEW WEBSITE: (Brandi Brown, Tahoe Production House.)

- Tahoe Production House, (TPH) has been hired to revamp our current website.
- Brandi and the Website Committee have been working together to make our website more up-to-date, user friendly, & accessible on all devices.
- The website will have easy-to-find tabs so users can find information quickly.

Approval of Minutes from September 2, 2023: It was moved, seconded and passed unanimously that the minutes, as emailed in September 2023 be approved as presented.

THE FOLLOWING PEOPLE ARE STANDING FOR ELECTION FOR THE 2024-2025 BOARD OF DIRECTORS OF THE ATFHA:

Veronica Beattie-Lynch, Cary Bolger, Nat Braun, Byron Crowley, Frank Delgado, Michele Gigante, Rob Lynch, Carolyn MacRae, Anne Peterson.

It was moved, seconded and passed unanimously that these individuals be re-elected for the next term, 2024-2025.

TREASURER'S REPORT: (Anne Peterson)

- Certificate of Deposit: \$15,246.02
- Checking: \$19,267.71
- Total: \$34,513.73

Seventeen (17) properties are in arrears.

There were six (6) properties that changed title this year.

OLD BUSINESS:

- **FIREWISE UPDATE:** (Rob Lynch, Veronica Beattie-Lynch)
 - June 1st BBQ at Fire Station #2 was a huge success with nearly 500 participants.
 - The purpose of the event was to educate neighbors about wildfire mitigation as well as a means to get to know our Al Tahoe neighbors.
 - Dozens of homeowners and board members volunteered at this event
 - Importance of Time & Expense Sheets:
 - In order to maintain our status as a Firewise community, we must show that fire mitigation efforts have been made by residents in Al Tahoe #1 and Al Tahoe #2 (our HOA.) Turning in these sheets, either physically to the Fire Station, or by doing so online at altahoefirewise.com is critical to maintaining our status. Any work done both paid or by homeowner, to improve a home's fire safety should be included in each report.
 - New Law about Defensible Space: The City of South Lake Tahoe has implemented a new law about defensible space and home hardening. As of July 2024 it is required that homeowners must not have any vegetation within five (5) feet of their home and no

debris, (pine needles, fallen branches etc.) within one hundred (100) feet. Initially the city will educate residents, but eventually there will be a fine for noncompliance.

- August 3rd Clean-Up: Al Tahoe Firewise hosted a Clean-Up Day. Ten (10) workers from the California Conservation Corps spent the day clearing forest debris from houses of elderly, disabled and low-income residents of Al Tahoe. Two properties in our neighborhood and three in the other part of Al Tahoe were cleaned. Well over three hundred (300) bags of forest debris were cleared from these yards. This service was performed free of charge.

- **Liberty Utilities Update: (Frank Delgado)**

- No Projects are currently scheduled for our neighborhood, but the Board is keeping an eye open for when undergrounding of utilities may begin.
- EV Charging Stations are planned to be installed in the middle school area.

NEW BUSINESS:

- **Report on the ATFHA Clean-Up Day in June: (Rob Lynch)**

- A big thank-you to Chris and Fred Fabre for hosting this event with a lovely gathering after the hard work was done.
- Approximately twelve (12) residents helped to clear forest debris from the association lot and the area along Highway 50 between Bigler and Tulare.

- **Welcoming Committee: (Anne Peterson)**

- Anne and several volunteer homeowners will form a committee to welcome new homeowners to our association. In addition to a personal welcome, new homeowners will receive a copy of our CC&Rs, information about our association as well as a gift basket.

- **Architectural Review Committee, (ARC) Update: (Carolyn MacRae)**

- There are a few small projects currently underway. Carolyn on behalf of the ARC, which includes Michalyn Delgado, Byron Crowley and Carolyn MacRae emphasized that they make every effort to approve a project within thirty (30) days.

- **New Garbage Cans: (Veronica Beattie-Lynch)**

- Our neighborhood is expected to receive three (3) new cans for home/food waste, recycling and green waste. Those with existing bear boxes will not receive one for home/food waste. While the refuse company claims these cans will be bear proof, many homeowners expressed concern that they will not be.

- **Creating New Association Booklet: (Veronica Beattie-Lynch)**

- There was general interest in this idea, since the last booklet was created in the 1980s. Using a school yearbook company for this project would allow us to create a page for each home and its history. It is expected that gathering all these photos and information will take a couple of years.

OTHER:

- Board Members are concerned about a proposal by a city council member to allow five (5) story buildings along Highway 50 from Lakeview to Tulare. Board members are monitoring this situation closely.
- Sharon Kerrigan, a member of the Lake Tahoe Realtors Association, will be speaking at our BBQ about "No on the Vacancy Tax Initiative."
- July 4th 2025 Parade Participation- There was no interest in planning to participate in next year's parade. It was suggested that we could use a board member's antique truck, but further discussion was tabled for the May 2025 Board Meeting.
- Reminder to attend the Pioneer Cemetery Tour at 2pm.

Meeting Adjourned at 12:09 pm

Respectfully submitted by Veronica Beattie-Lynch