

Minutes
Al Tahoe Forest Homes Association
General Membership Meeting
September 5, 2026 11:00 am
973 Cave Rock, SLT

Meeting Began at 11:01am

Board Members Present: Michele Gigante, Rob Lynch, Anne Peterson, Veronica Beattie-Lynch, Cary Bolger, Nat Braun, Frank Delgado, Annemarie Dickert, Chris Fabre, Carolyn MacRae,
Board Members Absent: None

Honoring Cary's Legacy: Cary Bolger has decided to step down from her role on the Al Tahoe Forest Homes Association Board of Directors. She has served on the board for fourteen years, continuing with her family legacy that included her father and brother also serving on the board. She has brought her many talents, her knowledge of our association's history, and her warm personality to our community, making us all the better for it. We thank her for her dedication to our neighborhood and we will miss her!

Byron Crowley has decided to leave the board, but will continue to be on the Architectural Review Committee (ARC) lending his experience in construction to the committee.

THE FOLLOWING PEOPLE ARE STANDING FOR ELECTION FOR THE 2026-2027 BOARD OF DIRECTORS OF THE ATFHA:

- Veronica Beattie-Lynch, Nat Braun, Frank Delgado, Annemarie Dickert, Chris Fabre, Michele Gigante, Rob Lynch, Carolyn MacRae, Anne Peterson.

Minutes of the General Membership Meeting in September 2025, were approved as emailed.

Treasurer's Report: (Anne)

- Funds in our Accounts:
 - Checking Account: \$23,243
 - CD: \$15,310
- Arrears: Currently, there are still several accounts in arrears.
- Website: Anne (and our association) continues iron out issues with Tahoe Production House and Anne is currently working to resolve them. Our current budget will be posted shortly under *Documents* as soon as these issues are resolved. We are looking for someone with experience with Word Press to assist us with posting things on our website.
- One property sold this year and one is currently on the market.

OLD BUSINESS:

- **Silent Auction at Picnic:** (Veronica) At tonight's picnic there will be a silent auction with proceeds benefiting Al Tahoe Firewise. Several board members, homeowners and local businesses donated items to the auction. In addition there will be unique Al Tahoe kitchen towels, and custom-made wood art for sale, which will also benefit Al Tahoe Firewise.
- ARC Update: (Carolyn): There are currently no projects.

NEW BUSINESS:

- **Beautification of "Islands" on Cave Rock: (Chris):** This summer, Chris organized a meeting of homeowners on Cave Rock to discuss the issue of people parking their cars in the islands/spaces between the trees.
 - Parked cars can cause damage to the tree's roots and eventually may cause the trees to die.
 - On busy summer days, many cars park in these locations making it difficult to go up and down the street, which is dangerous.
 - We have created a "pilot program" to look into the various options for these spaces. Ideas that were mentioned included planting plants, putting in boulders or moveable log barriers.
 - Homeowners suggested hiring an arborist to evaluate the situation.
 - Other concerns expressed included concerns about snow removal in these spaces.
 - The City of South Lake Tahoe owns the trees, not the association.
- **Update Firewise Event on August 8th (Rob):** It was held in two locations: on the association lot and at the American Legion Lot.
 - At the association lot there was a bake sale and BBQ as well as information about wildfire mitigation.
 - At the American Legion lot there was a document shredding event, which was successful.
- **Property Fraud Issues in El Dorado County: (Rob):** Rob informed the membership about the serious issue of fraudsters illegally making quitclaims to properties without homeowners' knowledge, which allows them to take out loans against the property or even sell it. The recorder's office does not check the legitimacy of these claims. Rob informed us that a homeowner can go on the El Dorado County's website and sign up for notifications in case anyone tries to make a quitclaim on their property.
- **Our Annual Picnic and BBQ Updates: (Frank & Carolyn):**
The event begins at 5pm, and those who attended the General Membership Meeting will get an extra raffle ticket. Frank will be barbecuing brisket and chicken. This year there will be a bounce house, and other games for kids, music, a

dessert bar and a separate raffle for kids. We will support Al Tahoe Firewise by providing a silent auction and items to purchase.

OTHER:

- **Crosswalk Lights:** Michele discussed the installation of crosswalk lights on Highway 50, near Cave Rock which were done by Caltrans without input from the city. The lights are supposed to have covers above the lights to stop light pollution, but these have not been installed.
- **Bear Summit:** Michele participated in a meeting, (along with five other HOA Presidents in South Lake Tahoe,) as well as members of various local organizations that deal with bears, to discuss the bears problems in our community. Historically these various organizations have had difficulty agreeing on best practices. This is an ongoing project.
 - Michele emphasized that homeowners should call 911 when encountering a bear problem. The City of South Lake Tahoe Police Department is the ONLY organization that keeps records of all bear problems. These records are extremely important for statistical analysis of bear issues.

Meeting Ended at 12:09 pm

Respectfully submitted by Veronica Beattie-Lynch