

KINGSWOOD ESTATES HOMEOWNERS' ASSOCIATION

ANNUAL HOA MEETING MINUTES

Saturday, August 10th, 2024

North Tahoe Event Center

Board Members Present: Randy Williams, John Nelson, Jonathan Stafford, Al Eberhart, Adam Hull

Staff Present: Betsy Bauder

1. Call to Order at 9:20am
2. 2023 annual meeting minutes approved.
3. Board Reports:
 - a. Forest Management - John Nelson -
 - i. Griff Creek / Canterbury Drive greenbelt cleanup in flight.
 1. Survey complete
 2. Trees: 79 planned for removal, 65 already removed
 3. Rotten wood: 40 cords removed. Our new stance is to remove dead and down wood for fire safety.
 4. Expecting to spend the full \$35k budget this year, and likely draw from next year's budget. Working with Mountain Tree Service.
 5. Plan to switch to an annual maintenance contract starting ~next year for more frequent and less expensive cleanup.
 - ii. Forest stress - Firs have been dying for a while, but we're seeing signs of stress on cedar trees now too. They are yellowing early. We suspect the hot weather is contributing.
 - iii. Neighboring land - someone has started marking trees for removal on public land near the HOA. We're not sure yet if this is the work of the Tahoe Conservancy, Liberty Utilities, the National Forest, or someone else, but we'll share any updates we hear.
 - b. Finances - Jonathan Stafford -
 - i. Electricity costs are high, discussed below under "street lights".
 - ii. ~10% of dues are past due. Late notices have helped. See "accounts receivable" on the financial statement.
 - c. Utilities - Al Eberhart -
 - i. Electricity spending on street lights is high. We pay a fixed price based on the number of lights, whether they're working or not. A growing number are not. See "street light" discussion below for more.
 - ii. We discovered two water leaks this year, which NTPUD has fixed.
 1. Use chlorine test strips to distinguish city water from snow melt.
 - d. Griff Creek Bridge - Randy Williams for Dan Hall -
 - i. We'd like to build a bridge on Gas Lin Road over Griff Creek for fire access. This project has been ongoing for many years.
 - ii. Tahoe Conservancy owns the land where we'd like to see the bridge. The Forest Service must also approve plans.
 - iii. Amy, our contact at Tahoe Conservancy, has retired. Nick Meyer is our new contact.
 - iv. Previously secured funding elapsed due to design and COVID delays.
 - e. Email List - Adam Hull -
 - i. We can save thousands of dollars, and communicate more frequently using email instead of paper mailings.

- ii. Barbara Mertz and Betsy Bauder are collecting email addresses from folks who'd like to opt in. Residents may opt out of paper mailings entirely, or request both paper and electronic copies.
 - iii. Email info@kingswoodtahoe.org to opt in if you missed the form included with ballots.
- f. CC&R Compliance - Randy Williams for Mike Ousley -
 - i. The board is sending nuisance notices to two homeowners for inappropriate storage and rubbish, motivated by complaints from neighbors.
 - ii. The next step will be a board meeting these residents may attend to argue their cases, followed by fines if issues are outstanding.
- g. Firewise - Randy Williams -
 - i. Fire safety is important for us because we face south (sunny), we have a prevailing southwest wind (from town), and we've had many trees die recently.
 - ii. Our HOA achieved Firewise recognition last October. The certificate is available at <https://www.kingswoodtahoe.org/documents/>. Sharing this with your insurer may yield discounts. We are the largest community on the North Shore to achieve this recognition.
 - iii. The Fire Adapted Communities organization would also like to recognize our community.
- h. Pine Needle Cleanup - Randy Williams -
 - i. We had 4 dumpsters this year, and are aiming for 5 next year.
 - ii. Funding for dumpsters is based on matching. Spending more time on cleanup, gets us more funds. Send your hours bod@kingswoodtahoe.org to help secure funding.
 - iii. Of all communities in the basin, ours used the most funds. We may not get more.
- i. Street Lights - Randy Williams -
 - i. Street light electricity costs (\$14k annually) are approaching 30% of our HOA budget, and we expect this to continue growing unless we take action.
 - ii. Options include upgrading to solar-powered LED lights, and turning off the lights.
 - iii. There are strong proponents on both sides.
 - iv. The working proposal is to upgrade to solar-powered street lights where residents request them, remove the rest, and terminate our contract with Liberty. The board will research solar light options, balancing brightness, cost, aesthetics, and dark-sky compliance (darksky.org).
 - v. Residents who are unhappy with currently burnt-out lights are encouraged to email Betsy at info@kingswoodtahoe.org. Liberty will replace them under our current contract.
- j. Bear Deterrents -
 - i. A growing number of residents report bears entering their homes.
 - ii. The Bear League has great advice: https://savebears.org/info/tips_bearproof1.pdf
 - iii. Folks in the neighborhood have had success with:
 - 1. Bear Busters electrification
 - 2. Layering metal over wooden garage doors
 - 3. Disabling the top door on bear boxes, if equipped. Pull the pin.
- k. Short Term Rentals -
 - i. Sue Daniels is acting as a liaison between several local communities and the county.
 - ii. While the county has limited the number of permits, there are still >2k available.
 - iii. Do we, as an HOA, want to get involved?
 - 1. With a change to CC&Rs, we could require notification, or limit permits per street.
 - 2. We could use Arch. Review to push back on large signs advertising rentals.
- l. BOD Election Results: all members were re-elected.
- m. Adjourned - 10:47am