

Approved Minutes of the Regular Meeting of March 15, 2008

BLUE LAKE SPRINGS HOMEOWNERS' ASSOCIATION  
MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

DIRECTORS PRESENT: President Jim Cohune, Vice President Norm Friberg, Secretary Kent Brady,  
Treasurer Matt Salayko, Directors Dick Lawlor, Teresa Rossi-Clay, and Angela Logan.

President Cohune called the regular meeting of the Board of Directors to order at 9:00 a.m.

1. **Members and Guests:** Doug Rischbieter, Lot 362, 363, 364, Unit 3. Dave Baugher, Lot 801, Unit 7.
2. **Comments From Membership:** Mr. Rischbieter expressed his opinion that the Board should not entertain a proposal to ban or restrict burning. He stated that restricting or banning burning of lot debris would be a disincentive for members to clean their lots who do not have a trailer.
3. **Approval of Minutes:** Director Lawlor made a motion to approve the Minutes of the February 16, 2008 meeting. Director Rossi-Clay seconded the motion. The motion passed unanimously.

4. **Reports:**

A. **President's Report:**

A1. Election Inspectors-Review Requirements: President Cohune stated that past BLSHOA President Joe Morgan has offered to be an Election Inspector for the 2008 Board of Directors Election process. Director Rossi-Clay pointed out that according to the Davis- Stirling Act, one or three Election Officials is required.

A2. Notification of April Board Meeting – Protocols: President Cohune stated that the parameters for the Membership Forum at the April 19, 2008 Board Meeting will be defined and distributed to the members who attend the Forum. Notification of the Forum will be mailed to all members April 9, 2008 in the First Mailing Packet and emailed to all members who have signed up to receive BLSHOA emails. The First Mailing Packet will also include an article titled 'Clean Air Program' which explains what will be discussed at the Forum and specifies the concerns that prompted this topic.

B. **Manager's Report:**

- B1. Operations Review: Restaurant Counts were down slightly for February.  
The Facilities Improvement Plan & Reserve Items was presented.  
To date 621 members have signed up to receive email notifications.  
Repair work to Fly In Lake's drain valve has begun.  
Information on the purchase of a dump trailer was presented.

**Treasurer Salayko made a motion to purchase a 12' x 61/2' Dump Trailer. Vice President Friborg seconded the motion. The motion passed with six votes approving the motion and one abstention.**

A model policy for member participation at association board meetings was presented.

**Director Rossi-Clay made a motion to adopt Policy 500A-22, Member Participation at Association Board Meetings. Vice President Friborg seconded the motion. The motion passed unanimously.**

B2. The Security Report covered January 17 to March 13, 2008. There were eight forced entry to structures during this time. According to the Calaveras County Sheriff's Office there have been some arrests related to these incidents.

B3. Analysis of Outside Events: An analysis of Profit/Loss for Outside Events was presented. A profit margin of 20% is the objective. All Events made a profit with the exception of four Events. Treasurer Salayko stated that some of the events have a narrow margin of profit. Director Rossi-Clay commended Manager Abila on reproducing the Profit/Loss information. She also stated that a 28% loss on Sunday Brunches indicates that it is the Board's fiduciary responsibility to discontinue the Sunday Brunches.

B4. Report on status of CC & Rs Amendments: Article II, Section 7, Time Limit on Commencement and Completion of Buildings: This CC & R can be amended by resolution since the Board is not putting further restrictions on the amendment.

B5. Article II, Section 2, Single Family, Residential Use: This CC & R can be amended by Resolution. Secretary Brady will have a CC & R Committee Meeting in which they will draft a revised CC & R that includes the types of businesses that allows members to work from home.

**C. Treasurer's Report:** Treasurer Salayko gave the following report:

C1. Review February Financials: February 2008 income is \$97677.28, .9% over the budgeted amount

Total expenses for February 2008 were \$88152.00, 17% over the budgeted amount.

Net P/L for February 2008 is \$9304.00, 56.1% over the budgeted amount.

YTD P/L is \$21922.00. (please note that these figures are not exact as all expenditures and income have not been entered.)

C2. Audit Status: The Audit Summary will go out to the membership when completed.

**D. Facilities, EPPOC, Neighborhood Watch:**

D1. Menu Sign Removal: Director Lawlor informed the Board that the Menu Sign is removed. He stated that the condition of the old sign is poor. A discussion followed on the creation of a new sign. Member David Baugher representing the Ebbetts Pass Fire Station stated that the Fire Station in Arnold has been looking for a lighted sign to place

in front of the fire house. The lighted sign will be used to inform the community of various meetings, fire information, etc.

**Treasurer Salayko made a motion to donate the Menu Sign to the Arnold Station of the Ebbetts Pass Fire Department. Director Rossi-Clay seconded the motion. The motion passed unanimously.**

**E. Fire Safety:** There was a discussion about what the focus should be at the April 19, 2008 Board Meeting's Association Forum. It was decided that the focus would center on the Clean Air issue.

**F. Summer and Winter Recreation:** Vice President Friborg informed the Board that there is less volunteers for winter recreation events and that some of the positions have not been filled for next year. Several solutions were presented. Vice President Friborg stated that this issue will be discussed at the Winter Recreation Meeting on March 26, 2008.

**G. Marketing:** Director Logan started a discussion about the topic of the next Postcard. It was decided that Summer Recreation will be the focus. She also informed the Board that the Article on Making your Property Fire Safe will be included in the First Mailing on April 9, 2008.

**H. Architectural Review, CC & Rs:**

H1. Update on CC & R Violations: The Board was informed that Liens cannot be placed on property due to CC & R violations. Manager Abila stated he will research other options.

**I. Human Resources:**

I1. Code of Conduct/Rules of Board Members-Proposed Protocols: Director Rossi-Clay reviewed a discussion paper on this topic for new and existing Board members. She outlined three main focal areas: 1. Fiduciary Responsibility; 2. Compliance with governing documents and relevant law; 3; Setting high standards.

President Cohune commended Director Rossi-Clay for taking on this project and stated that this ' Welcome' paper for new board members will be helpful in their orientation.

I2. Insurance-requesting information regarding liability insurance coverage:  
Manager Abila

provided the Board with the Association's Insurance Coverage Declaration pages which is an umbrella policy.

**J. Facilitator:** Vice President Friborg stated that it is his opinion that members should continue to be charged \$10 on Pasta Nights. Manager Abila informed the Board that tax and tip is taken out of the \$10 leaving \$7.99 to cover the remaining cost. President Cohune emphasized that events are done for the membership because they want it, not to make a profit. Director Rossi-Clay stated that the Board must stay cognizant of

the loss percentage and that there should be a standard of loss in which events are not offered if the loss is greater than the standard loss percentage. She also stated that the assumption that increased restaurant attendance will reduce the subsidy is not true.

5. **Correspondence:** Letters and emails from members were presented concerning CC & Rs, clean air, and burning lot debris. Director Logan requested that all letters and emails be forwarded to her and she will analyze and summarize member opinions.

6. **New Action Items:** Discuss appropriate disclosure of Action Items: No discussion.

7. **Closed Session:** President Cohune called an executive session at 12:00 p.m. to discuss a member email as a possible personnel item. The Board resolved that the existing policy is sufficient.

8. **Adjournment:** President Cohune adjourned the meeting at 1:00 p.m.

Respectfully Submitted:

Recording Secretary Marsha Hampton

Approved for Posting: April 19, 2008