

Approved Minutes of the Regular Meeting on November 19, 2011

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

DIRECTORS PRESENT: President Ed Stahlberg, Vice President Harry Tittle, Treasurer Guy Pollak, Secretary Mary Peterson, Directors Frank Hengel and Roy Silcox.

DIRECTOR ABSENT: Director Paul Penney.

General Manager Tony Abila

Assistant General Manager Marsha Hampton

President Stahlberg called the meeting to order at 9:00 a.m.

1. Member/Guest Introductions: Twelve members attended the meeting.

2. Member/Guest Forum:

- a) Representative from CDF: Captain Hewlett from CDF attended the meeting to answer questions about the VIP program. Captain Hewlett stated the following:
Blue Lake Springs VIP has done an outstanding job this year.
CDF is getting all the information they need to substantiate citations sent to Calaveras County Court. Due to the high volume of citations this year CDF brought in law enforcement officers from other areas to assist them. However those officers from other areas could not follow the process through the Court system as they were not the citing officer, thereby increasing the chance that the case would be thrown out.
Some of the properties that are not in compliance are owned or under the control of a bank complicating the enforcement process. Judges are now ruling that the owner, whether bank or shareholder is responsible to keep the property clean.
This year, there were 837 BLS properties who received the first citation but that number decreased to 220 second citations. After 60 days only 19 properties were still noncompliant.
CDF tracks and pursues repeat offenders.
Last year some areas with a higher number of citations were able to secure grants that allocated funding for additional personnel. VIP Coordinator Pete Padelford will research this option.

Member Bob Asher discussed his concern about yard sale signs and commercial signs that are left up beyond the time frame designated in the CC & Rs. Manager Abila responded that he will have security track signs that are not taken down after the completion of a job.

3. Approval of Minutes:

- a) Approval of Minutes of the October 15, 2011 Regular Meeting:
Director Hengel made a motion to approve the Minutes of the October 15, 2011 Minutes as amended. Treasurer Pollak seconded the motion. The motion passed unanimously.
- b) Approval of Minutes of the Special Meeting on October 21, 2011:
Vice President Tittle made a motion to approve the Minutes of the October 21, 2011 Special Meeting. Director Silcox seconded the motion. The motion passed with five ayes

and one abstention. Director Hengel was absent at this meeting.

4. President's Report:

a) Representative from CDF: Under Member/Guest Forum.

b) BLSMWC – Update from Water Board Member:

Board Member Dick Watson reported that since the repair of the weir at White Pines the wells have recovered significantly from the summer months. The Board of Directors is continuing to look for property for additional wells. Mr. Watson stated that there is not a crisis at this moment. BLSMWC sent a letter to CCWD requesting that CCWD look into all aspects of a merger of BLSMWC and CCWD. Director Watson further stated that the Board of Directors have approved a rate increase of 10% in order to continue to do improvements to the infrastructure.

5. General Manager's Report:

a) Operations Review: Manager Abila gave the following report:

All deeds were sent to the attorney for review and inclusion to the CC & Rs.

The lighting for the walkway will be completed when the shipment of lights arrives.

The kitchen flooring will be done the last week of January 2012.

The replastering of the pool was completed and the pool was refilled.

The planned improvement project to remedy the volleyball drainage area was completed.

A new pool cover has been purchased and is currently being held by the manufacturer until 2012.

A new grizzly has been installed at Fly In Lake. The grizzly will keep sticks and large debris from entering the lake valve.

Several items covered during the Facilities Committee meeting were completed:

The Committee is drawing plans for the replacement of stairs for the lifeguard stand.

A safety fence was installed around the drainage area that runs under the lower tennis courts.

All beach sand has been piled and covered with tarps and sand wattles have been placed around each pile.

Creating a drain area around the volleyball court has been completed.

b) CC & Rs update: Manager Abila stated that the revised CC & Rs should be here next week.

President Stahlberg stated he would schedule a Special Meeting to review the revised CC & Rs once they are received from the attorney.

6. Treasurer's Report:

a) Financial review YTD: Treasurer Pollak gave the following report:

For the month of October, income showed a profit of 0.1% from the budgeted amount. YTD total income was (0.3%) below the annual budget. October expenses were 8.9% over the budgeted amount, mainly due to the cost of fixing the drainage problem at Lodge Lake and Administrative costs for billing supplies. YTD expenses were (4.7%) under the budgeted amount.

7. Committee Reports:

A. Finance:

a) Finance Committee Update: The Finance Committee will meet on November 30, 2011.

- b) Protocol for Delinquent Accounts: Treasurer Pollak stated that the protocol for delinquent accounts will be discussed at the Finance Committee meeting. Although the Association continues to collect on delinquent accounts, the goal is to make the collection process more cost effective and efficient.

B. Summer Recreation:

- a) Draft guidelines for tents on Lodge Lake Beach: A proposed Shade Tent Policy was presented. The Board of Directors agreed that both Fly In Lake and Lodge Lake should fall under the same Policy. The proposal included limiting the size of tents to 8 feet by 8 feet.

C. Winter Recreation:

- a) Draft guidelines for Beverage Policy 1300 – 8: The Board of Directors approved of this Policy with two minor changes. The Policy will be posted on the Web for 30 days and brought back to the Board for final approval.

D. Personnel: No report.

E. Architectural Review: Director Hengel reported three applications; a carport, a dock and a fence. All three were within the CC & Rs.

F. House/Facilities/Security: Covered in Manager's Report.

G. Long Range Planning:

- a) Subcommittee of Snowflake Lodge: Treasurer Pollak will email his report to the Board of Directors.

H. EPPOC: Vice President Tittle gave the following report:

Jeff Millar, the Arnold CalFire Battalion Chief, spoke about the VIP Program. The VIP Program inspects about 75% of the 9,800 improved properties in the Arnold area. Mr. Millar stated that CalFire bends over backwards to obtain compliance. It is not their intention to cite; they reserve that option for recalcitrants. Joan Lark, the Prevention Officer at EPFD spoke about fire inspections on unimproved lots. She follows up on every VIP generated potential violation. She has written four citations this year. She emphasized that, like Jeff Millar, she reserves citations for those who fail to cooperate.

I. VIP

- a) Status Report: VIP Coordinator Pete Padelford stated that more volunteers will be needed next year.

J. Special Projects: Vice President Tittle reported that he is working on the Appreciation Dinner for next year.

8. Old Business: None.

9. New Business:

- a) Consider Policy for Authorization to adjust interest – 500 A-31. The Board approved of this

Policy. The Policy will be posted on the Web for 30 days and brought back to the Board at the next regular meeting for approval.

- b) Consider purchase of TV: There was a lengthy discussion on this topic. The Board agreed that guidelines for usage must be delineated before making a decision on whether a TV will be beneficial for the members.

10. Member Comments/Forum: No comments.

11. Correspondence: In response to a letter from a member about installing a webcam at the Snowflake facilities, Manager Abila will proceed with researching the purchase of one.

12. Closed Session:

- a) Delinquency Accounts: No action taken.
- b) Employee Benefits: Postponed until the next Regular Board Meeting.

13. Adjournment: President Stahlberg adjourned the meeting at 1:20 p.m.

Respectfully submitted,
Recording Secretary Marsha Hampton
Approved for Posting: January 21, 2012