

Approved Minutes of the Regular Meeting on April 2, 2011

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

The Blue Lake Springs Homeowners Association Board of Directors Meetings on February 19, 2011 and March 19, 2011 were canceled due to weather. This meeting covers all Agenda Items posted for those canceled meetings.

DIRECTORS PRESENT: Vice President Frank Hengel, Secretary Mary Peterson, Director Dave Ryniec and Director Harry Tittle.

DIRECTORS ABSENT: President Roy Silcox and Treasurer Ed Stahlberg.

General Manager: Tony Abila

Assistant General Manager: Marsha Hampton

Introduction of Members: Thirteen members and guests attended the meeting.

Vice President Hengel called the Regular Meeting to order at 9:00 a.m.

1. Approval of Minutes:

a) Approval of Minutes of the January 15, 2011 Regular Meeting:

Director Ryniec made a motion to approve the January 15, 2011 Minutes with one correction. Director Tittle seconded the motion. The motion passed unanimously.

b) Approval of the Minutes of the January 11, 2011 Special Meeting:

Director Ryniec made a motion to approve the January 11, 2011 Minutes. Secretary Peterson seconded the motion. The motion passed unanimously.

2. Member/Guest Forum: President John Speakman of the Blue Lake Springs Mutual Water Company gave a presentation concerning the water supply issue facing the BLSMWC. He explained the current situation surrounding the water supply and available options to resolve the predicament. An extensive discussion amongst the members, BLSMWC Board Members and CCWD Board Member Don Stump followed. A Board Member of the BLSMWC will attend all future HOA Meetings to provide updates and progress reports.

3. General Manager's Report: Manager Abila gave the following report:

a) Operations Review: Director Ryniec was designated to represent the Board at a Meet and Confer with two separate members.

A small claims court case on February 24, 2011 was dismissed by the judge.

The Opt Out Policy #500A – 28 was discussed.

Director Ryniec made a motion to accept Policy 500A – 28 Opting Out of Association Membership List with a correction. Director Tittle seconded the motion. The motion passed unanimously.

Policy #500A-29 Payment Plan Authorization was discussed.

Secretary Peterson made a motion to accept policy #500A – 29, Payment Plan Authorization. Director Tittle seconded the motion. The motion passed unanimously.

There are several maintenance projects on hold due to the weather: installing a new bridge At Fly In Lake, new steps at the Fly In Lake and repairing two tripping hazards at the Blue Lake facility.

- b) Collection Agencies: Manager Abila reported on a bill that is before the Senate concerning collection agencies and suggested that the Association not make any changes until the Bill is voted on.

4. Treasurer's Report

- a) Financial Review YTD: Due to the Treasurer's absence, the financial report will be given at the next Board Meeting on April 16, 2011.

- b) January & February Financial Statement & Budget adjustment:

Director Ryniec made a motion to adjust the line item under Administrative Maintenance Expenses, Equipment Rental as requested by management. Director Tittle seconded the motion.

The motion passed unanimously.

5. Committee Reports:

- A. **Finance:** No report.

- B. **Summer Recreation:** The Summer Recreation Handbook was sent to the membership on March 16, 2011.

- C. **Winter Recreation:** Policy #1300-5 Use of Casino Night Profits was discussed.

- D. **Personnel:** No report.

- E. **Architectural Review:**

- a) Status of ARC reviews: One paint plan and one house plan were reviewed. One house plan is waiting for the BLSMWC to review.

- F. **Facilities:**

- a) Long Range Planning: No report.

- b) Safety Program: A project list was presented. The Security Supervisor, General Manager

and a State Workers Comp Loss Officer will be scheduling a meeting.

G. EPPOC: Director Tittle gave the following report:

CCWD Board Member Don Stump stated that Blue Lake Springs and CCWD are in negotiations about CCWD supplying water to BLS.

Supervisor Merita Callaway stated that she received over one hundred calls about the recent snow storm. She further stated that the one ton county plow trucks could not handle the snow load.

6. Old Business:

- a) Opt Out Policy: Discussed under Manager's Report.
- b) Payment Plan Policy: Discussed under Manager's Report.

7. New Business:

- a) VIP (Volunteers in Prevention) Coordinator Position: Peter Padelford is the new VIP Coordinator replacing Dave Ryniec. Dan Faulkner will be assisting him. Pete stated that he needs more volunteers to check properties for CalFire compliance.
- b) Small Claims Court Hearing held on February 23, 2011: Discussed under Manager's Report.

8. Member Comments/Forum: No comments.

9. Correspondence: Vice President Hengel stated that some very good points were made in letters received from members.

10. Closed Session:

- a) Meet and Confer(s): A Director was appointed to Meet and Confer with two separate members.
- b) Arbitration Status: No update.
- c) Personnel: Employee status.

11. Adjournment: Vice President Hengel adjourned the meeting at 12:20 p.m.

Respectfully submitted,
Recording Secretary Marsha Hampton
Approved for Posting: April 16, 2011