

Approved Minutes of the Regular Meeting on August 20, 2011

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

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

DIRECTORS ABSENT: Vice President Harry Tittle

General Manager: Tony Abila

Assistant General Manager: Marsha Hampton

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

1. **Member/Guest Introduction:** Five members attended the meeting.

2. **Member/Guest Forum:** No comments.

3. **Approval of Minutes:**

a) Approval of Minutes of the July 16, 2011 Regular Meeting:

Director Penney made a motion to approve the Minutes of the July 16, 2011 Regular Meeting. Director Silcox seconded the motion. The motion passed unanimously.

4. **President's Report:**

a) BLSMWC – Update from Water Board Member: No report.

b) Proposal for Appreciation Dinner: President Stahlberg noted that volunteers are the key element that keeps Blue Lake Spring programs going and that without the volunteers many activities would be eliminated due to cost. He also noted that there is a long-standing Appreciation Dinner for chairpersons for the Winter Recreation Committee that is done by that Committee. He indicated that money for that dinner is included in the Winter Recreation Committee budget. He further noted that the VIP fire inspectors were added to that dinner last year. However, many volunteers for Board Committees, such as Finance and Long Range Planning have spent well over 50 volunteer hours in the last few years and they have not been included. He proposed that there be one appreciation dinner for chairs and volunteers of BLS standing committees, and that the money for the Winter Recreation Committee dinner included in their budget be transferred to the general budget to cover the cost of the dinner.

A discussion followed about the number of volunteers this would include. While there appears to be considerable overlap of volunteers between committees, Manager Abila will calculate and report to the Board the number of potential attendees.

Director Silcox made a motion to accept the proposal to hold an Appreciation Dinner for all chairs and volunteers for BLS standing committees and transfer those funds dedicated to the dinner from the Winter Recreation budget to a line item in the general budget. Treasurer Pollak seconded the motion. The motion passed with five ayes and one abstention.

Director Hengel stated he would prefer to know the number of attendees before supporting the motion.

5. General Manager's Report:

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

Contract work will begin soon for the lighting at Snowflake Court and the outside lighting in front of the Restaurant.

Maintenance Supervisor Mark Owens attended the Certified Pool Operators Course and obtained Certification. The course was sponsored by Calaveras County Environmental Health.

Dining counts were up for the month of July.

There has been an increase in member complaints about barking dogs.

It was noted that when the county trims trees, it is the responsibility of the owner to remove any debris or wood left in the county easement.

A bid was presented concerning safety tubing for the Fly In Lake Bridge. Director Silcox suggested using cyclone fencing which would be safer and cost less. Manager Abila will research this option. Smoke free areas at the facility was discussed. Treasurer Pollak recommended that the current Policy be reviewed.

Counts were up for Lodge Lake and Fly in Lake in July. The quality sand purchased this year likely influenced the increase in numbers.

b) CC & Rs update: The draft copy of the revised CC & Rs was distributed to the Directors.

A special meeting to review the draft was set for Thursday, August 25, 2011 at 2:00 p.m.

6. Treasurer's Report:

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

July YTD 2011 income is 7.5% to the good over the budgeted amount. The YTD total income was (\$7629.00) or (1.1%) under the budgeted amount.

The July 2011 expenses are (\$7699.00) or (5.8%) below the budgeted amount.

YTD total expenses was (6%) or (\$40433.00) under the budgeted amount.

YTD P/L was \$32804.00 or 220.7% to the good over the budgeted amount.

7. Committee Reports:

A. Finance: No report.

B. Summer Recreation: Secretary Peterson referred to a report from the Recreation Committee in which recommendations for next year were presented. Secretary Peterson commented that the report contained many good ideas which could be implemented next year.

C. Winter Recreation: No report.

D. Personnel:

a) Safety Program: No report.

E. Architectural Review: Several plans were reviewed including painting and deck.

F. House/Facilities/Security: Director Penney will meet with Manager Abila to identify what issues need to be addressed at the facility.

G. Long Range Planning:

a) Subcommittee for Snowflake Lodge: President Stahlberg explained that the Board of Directors in 2008 authorized a Long Range Planning Sub-Committee to review and make recommendations on the future facility needs of the Association, and at the July 2010 Board Meeting made that subcommittee a full continuing standing committee. While recommendations and cost estimates for most of BLS facilities were presented at the June 2011 Annual Meeting, recommendations for Snowflake Lodge were never addressed. Therefore, Committee Chairperson Stahlberg has established a Snowflake Lodge subcommittee to develop a long range “vision”/recommendations for that facility. In doing so the subcommittee will be looking at current operations and obtaining input from both full-time resident members and part-time members.

The Committee also will be developing criteria to prioritizing the long range recommendations Presented at the June 2011 Annual Meeting.

H. EPPOC: No report.

I. VIP: No report.

J. Special Projects: No report.

8. Old Business: None.

9. New Business:

a) Private Parties: Manager Abila clarified the difference between a private party and a member activity. If an event is scheduled that is not open to all members, that event is considered a private party.

10. Member Comments/Forum:

A member stated that the rate of interest calculated as part of the Reserve Fund was higher when initially calculated than it is now with the result that the Reserve Fund underfunded.

A member gave information on a possible Fire Tax that is being considered by the State. Funds from this tax would go towards fire prevention.

11. Correspondence:

A letter about a smoke free facility was discussed under Manager’s Report.

A member requested that all Agendas for Board Meetings be distributed electronically. The Board suggested putting a standing article in the Lodge Log that all Agendas are posted on the Website.

12. Closed Session:

a) Delinquency Accounts: **A motion was made and approved to adjust a member's account.**

Respectfully submitted,

Recording Secretary Marsha Hampton

Approved for Posting: September 17, 2011