

Approved Minutes of the Regular Meeting on January 15, 2011

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

DIRECTORS PRESENT: President Roy Silcox, Vice President Frank Hengel, Treasurer Ed Stalberg, Secretary Mary Peterson, Directors Dave Ryniec and Harry Tittle.

General Manager: Tony Abila

Assistant General Manager: Marsha Hampton

Introduction of Members: One member attended the Board Meeting.

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

**2. Approval of Minutes:**

a) Approval of Minutes of the December 18, 2010 Regular Meeting.

**Vice President Hengel made a motion to approve the December 18, 2010 Minutes.**

**Director Tittle seconded the motion. The motion passed with five ayes and one abstention.**

**Director Ryniec was not present at the December 18, 2010 meeting.**

**3. President's Report:** President Silcox thanked the Directors for their work on reviewing the CC & Rs for revision.

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

a) Operations Review:

Proposed Opt Out Policy #500A-28 was discussed. Per Civil Code 1365(a)(1)(iii) a member of an association may opt out of the sharing with other members, his/her name, property address, email and mailing address by notifying the association in writing that he/she prefers to be contacted via an alternative process. Alternative methods were discussed by the Board. Management will provide a letter of explanation to the membership about the Opt Out policy once that policy is finalized by the Board.

The timeline for the revision of the CC & Rs was discussed. An article in the next Lodge Log will explain the process to the membership. A forum for the members will be scheduled once the Association attorney completes his final draft. The revisions will be mailed to the members and will indicate what changes were made. The membership will vote on the revised CC & Rs when the process is complete.

Proposed Policy #500A-29, Payment Plan Authorization was discussed. Manager Abila will bring a full policy with more details at the next board meeting.

The new Menu for Snowflake Lodge has been posted in the Website. There is also a children's menu and a dessert menu.

b) Status of Worker Safety Plan: The Security Supervisor will be attending a workshop on 'New Rules

and Changes in OSHA Compliance'; smart ways to prevent accidents from happening; and OSHA record keeping. Management is currently setting up a safety program.

The Board discussed an employee accident that occurred during the New Year's Eve Event. In order for the Board to take a more active role in worker place safety, monthly reports will be generated by the Facilities Committee in which employee accidents will be investigated and safety standards applied to prevent further accidents/injuries.

- c) Status of new collection agency research: Management is currently reviewing new collection companies.

## **5. Treasurer's Report:**

- a) Financial Review YTD: Treasurer Stalberg gave the following report which covers January 2010 through December 2010: He stated that the financial statements will not be final until after the audit. Under Administration the legal service expenses were 400% over budget; membership services were 43% over budget and office supplies were 30% over budget. The overages in these three items were mainly due to the two recall elections. Maintenance expenses were 5.8% under budget. Utility expenses were 24% over budget due to increases in electrical and propane costs. Security expenses were 4.4% over budget due to increased workers compensation costs. Recreation income was down 4% with expenses at 2% over budget for a loss of \$8,000. This loss was lower than originally anticipated due to the bad weather in late spring and the poor economic conditions this year. Restaurant income was \$1,800 over budget and expenses were \$17,500 over budget but \$6,000 went to a prior year employee settlement and \$3,800 went to increased workers compensation insurance, a more realistic loss for the restaurant was about \$6,000. Snack bar made a profit of about \$600.

## **6. Committee Reports:**

**A. Finance:** No report.

**B. Summer Recreation:** No report.

**C. Winter Recreation:** Secretary Peterson reported that the Potluck on January 12, 2011 was very Successful with 87 members and guests attending.

**D. Personnel:** No report.

**E. Architectural Review:**

- a) Status of ARC reviews: No plans are pending.

**F. Facilities:**

- a) Long Range Planning: Director Ryniec met with an architect to discuss the pricing for the Long Ranging Planning projects. Vice President Hengel stated that it is important to define the Association's capabilities and the member's vision of what they want to see for future projects.

**Vice President Hengel made a motion to direct Manager Abila to enter into a contract with Osincup Construction Company not to exceed \$4,000 for the purpose of cost estimating any tasks that would be required to implement Long Range Planning. Treasurer Stalberg**

**seconded the motion. The motion passed unanimously.**

**G. EPPOC:** Director Tittle gave the following report: Merita Callaway is no longer the President of the Calaveras County Council. CCWD will be building new headquarters in San Andreas. They were also asked to take over the water company in Wallace. Sargent Stark gave a presentation about what Search and Rescue can do.

**7. Old Business:**

a) Consider CC & Rs questionnaire from attorney: Manager Abila stated that the questionnaire has been sent to the attorney.

**8. New Business:**

a) Consider “op-out” policy: Covered under Manager’s Report.

b) Consider wine and liquor purchases for events: Tabled.

**9. Correspondence:** All correspondence was reviewed by the Board.

**10. Closed Session:**

a) Arbitration letter: The Board discussed a ‘meet and confer’ letter from a member.

**The Board voted unanimously to enter into a Forbearance Agreement with a member in Unit 5 and a member in Unit 10.**

**11. Adjournment:** President Silcox adjourned the meeting at 12:12 p.m.

Respectfully submitted,  
Recording Secretary Marsha Hampton  
Approved for posting: April 2, 2011