

Approved Minutes of the Regular Meeting on June 18, 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 Roy Silcox, Frank Hengel and 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 Introduction:** Two members attended the meeting.

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

3. **Approval of Minutes:**

a) Approval of Minutes of the May 21, 2011 Regular Meeting.

Director Hengel made a motion to approve the May 21, 2011 Minutes. Director Silcox seconded the motion. The motion passed unanimously.

4. **President's Report:**

a) BLSMWC – Update from Water Board Member: Dick Watson informed the Board that the Directors are continuing talks with CCWD. The BLSMWC Manager is confident that they can provide water throughout the summer. They are continuing their search for property that can provide a productive well. Mr. Watson also stated that CCWD wants to treat BLSMWC as a Sub-division needing water. The BLSMWC is a water company that wants wholesale water and at competitive rates. This is the main issue that needs to be resolved.

b) Set date for Special CC & R Board of Directors Meeting: The Board of Directors agreed to meet on June 22, 2011 at 9:00 a.m. to review the draft copy of the CC & Rs.

c) July 4th Parade: President Stahlberg reported that the BLSHOA Parade Float theme will be honoring Veterans. The Committee already has quite a number of members walking with the float.

5. **Manager's Report:**

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

Two new docks have been installed at Fly In Lake, one to replace the old boat dock and a new dock where the damaged stairs were.

Maintenance has completed repairs to two hazardous areas. Both areas consisted of an uneven transition from asphalt to concrete.

The delivery entrance to the restaurant was repaved.

The concrete drainage culvert that runs under the lower tennis courts was repaired.

b) Purchase of used truck: Manager Abila is continuing to look for a used truck.

6. Treasurer's Report:

- a) Financial Review YTD: Treasurer Pollak gave the following report:
Profit/Loss income analysis YTD is 4.8% or \$22,158 under the budgeted amount partly due to a late Spring. Patronage was down in the restaurant in May and the rain and hail kept members away during Memorial Weekend affecting Recreation and Snack Bar income. Owner dues are still coming in, so those amounts will reflect positively going forward. The overall expense analysis YTD is 6.1% or \$25,411 under the budgeted amount even with upfront purchases for the Recreation and Snack Bar Departments. The YTD Profit/Loss is 7.7% or \$3,252 positive over the budgeted amount.

7. Committee Reports:

A. Finance: No report.

B. Summer Recreation: No report.

C. Winter Recreation: No report.

D. Personnel:

- a) Safety Program: Reported in Manager's Report. Security met with a State Worker's Compensation safety representative who provided information that will be useful in future safety classes.

E. Architectural Review: Director Hengel reported that one plan consisting of a bedroom addition was approved. There are no other pending plans at this time.

F. Facilities:

- a) Long Range Planning – Vote to continue committee:
President Stahlberg reported that \$7,000 has been spent to date with many work hours invested resulting in a comprehensive long range planning report. The end product which consisted of drawings and descriptions of projects was displayed at the Annual Meeting and received positive feedback from the membership. President Stahlberg stated it will be important to develop a plan to implement the long range planning report as a continuing process.

**Director Hengel made a motion to make Long Range Planning a standing committee.
Director Silcox seconded the motion. The motion passed unanimously.**

President Stahlberg will write a description of the committee.

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

Presentations were given from a representative from each homeowners association. Vice President Tittle gave the report for Blue Lake Springs. His report included the election of new officers in June. He also pointed out that the EPPOC Minutes state the BLSHOA dues as \$450 when, in fact they are \$405. There are also 2,025 lots, not 2500 as reported in the Minutes.

8. Old Business:

a) Collection Agency: No report.

9. New Business: No report.

10. Member Comments/Forum: No comments.

11. Correspondence: A member's letter was discussed. The member's comments were taken into consideration.

12. Closed Session:

a) Delinquent Accounts: **A motion was made and approved to accept the disbursement of partial payment for a property between membership dues and bad debt.**

b) Meet & Confer: Meet & Confer dates were discussed.

13. Adjournment: President Stahlberg adjourned the meeting at 11:45 a.m.

Respectfully Submitted:

Recording Secretary Marsha Hampton

Approved for Posting: July 16, 2011