

Approved Minutes of the Regular Meeting on May 21, 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 (by telephone conference), Treasurer Ed Stahlberg, Secretary Mary Peterson, Directors Harry Tittle and Dave Ryniec.

General Manager: Tony Abila

Assistant General Manager: Marsha Hampton

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

**1. Member/Guest Introduction:**

Introduction of Members and Guests: Twelve people attended the meeting.

- a) Mountain Retreat usage request: Michael Schneider, General Manager of Mountain Retreat requested Blue Lake Springs HOA Board of Directors consider allowing Mountain Retreat time share owners and their guests the opportunity to use the Fly In Lake facility. President Silcox thanked Mr. Schneider for his presentation with the assurance of a timely reply.

**2. Member/Guest Forum:** Manager Abila spoke for a member who could not attend the meeting.

The question the member had concerned the possibility of providing a site for Verizon to place a tower for better cell phone reception. Manager Abila stated that unfortunately all land owned by Blue Lake Springs is too low to be effective.

**3. Approval of Minutes:**

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

**Director Ryniec made a motion to approve the April 16, 2011 Minutes. Secretary Peterson seconded the motion. The motion passed unanimously.**

**4. President's Report:** President Silcox expressed his appreciation for all the work that the volunteers do. He stated that it has been a productive year and he hopes the Association will continue to run as smoothly as it has this past year.

- a) BLSMWC – Update from Water Board Member: Dick Watson reported that the BLSMWC is considering obtaining property to drill another well. He also stated that an attorney representing the water company is in discussions with the CCWD attorney and it is hoped that the BLSMWC and CCWD can arrive at a mutually beneficial solution.

**5. General Manager's Report:**

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

The budget cost estimates for the long range planning projects were presented. The projects listed in the long range plan are being considered over at least a five year period. The projects that should be considered first are those that involves safety issues. There was an extensive discussion on the presentation of long range planning projects to the membership at the Annual Meeting.

The installation of the new bridge at Fly In Lake has been completed.

The maintenance staff was able to remove the forms from the staircase at Fly In Lake. Manager Abila suggested covering that area with part of the old dock so members could use that platform to enter the lake rather than replacing the stairs.

The two tripping hazards reported to the Directors last month have been on hold due to weather, but maintenance will now be able to fix those areas.

- b) Maintenance driveway bid proposal: A bid has been received to repair the asphalt in the restaurant delivery entrance. Work cannot begin until that area has dried out. This will be a reserve item.
- c) Bids on restaurant lighting: One bid has been received to add lighting to the restaurant walkway and reinstall lighting to the lower lake gate. Other bids have been requested but not received yet.

Work will begin next week on the drainage culvert that runs under the lower tennis courts.

Two safety classes have been conducted for the maintenance department personnel.

Restaurant counts are down due to five restaurant closures during February's snowy weather.

Manager Abila requested that the Board give authorization to search for another work truck. He informed the Directors that there is only one truck that is being used amongst maintenance staff and security staff which is hindering productivity. The Board directed Manager Abila to search for a used small truck.

The vegetation permit from Calaveras County was received. The permit allows members to clean up debris in the county right of way in front of their property

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

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

YTD income, as of May 19, 2011: 1795 lots have paid which is 57 fewer lots paid for the same time frame last year. Lodge Log advertising income is down \$2,800 YTD. Restaurant income is down 14%, which is mainly due to the five days the restaurant was closed because of snow.

YTD administrative expenditures are under budget by 20% due to salaries, income tax refund, meetings and membership and equipment maintenance. Security and Maintenance were both 4% over budget. Utilities were within budget. Recreation was 43% over budget due to early purchases and the training of the new Assistant Recreation Director. Restaurant expenses are 7% under budget.

Overall the Association is operating within budget YTD.

b) Consider approval for the retention of current CPA for 2011 Audit:  
**Treasurer Stahlberg made a motion to retain the current CPA, Levy, Erlanger & Co. for the 2011 Audit. Director Tittle seconded the motion. The motion passed unanimously.**

c) Association's CPA/Auditor – Power of Attorney:  
A Power of Attorney was approved for the Association's CPA, William Erlanger.

**7. Committee Reports:**

**A. Finance:** No report.

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

**C. Winter Recreation:** Secretary Peterson reported that the last Potluck for the season was very successful with 86 attendees. She also stated that in the 2012 budget each event will have its own beverage allotment and any excess will go to the miscellaneous line item.

**D. Personnel:** No report.  
a) Safety Program: Reported under Manager's Report.

**E. Architectural Review:** Vice President Hengel reported there were two ARC requests and both requests were reviewed.

**F. Facilities:**  
a) Long Range Planning – General Cost Estimates: Reported under Manager's Report.

**G. EPPOC:** Director Tittle reported on the EPPOC meeting:  
The spokesperson from Rabobank gave a presentation.  
Clay Hawkins, Chief Assistant County Administrator Officer of Calaveras County stated that this county has one of the worst indices in the State and Country. Calaveras is about 19<sup>th</sup> or 20<sup>th</sup> out of 33,000 counties across the nation. He also stated that the current unemployment rate in Calaveras County is 16.4%.

**8. Old Business:** No old business.

**9. New Business:** No new business.

**10. Member Comments/Forum:** A member suggested that the Manager provide the topic of discussion during the Manager's Report so the audience will know what the Board is talking about.

There was also a question of delaying the May 31<sup>st</sup> deadline for lot cleaning. VIP Coordinator Pete Padelford explained why that was not a possibility. He also stated that May 31<sup>st</sup> was the first inspection which will be followed by a second inspection on July 5<sup>th</sup> for those lots that did not pass the first inspection.

**11. Correspondence:** All correspondence letters that require a reply will be responded to.

**12. Closed Session:**

- a) Delinquent Accounts: **A motion was made and approved to move two accounts, interest only, to bad debt.**
- b) Meet & Confer: Two Meet & Confers were discussed.
- c) General Manager Review was done.

Respectfully submitted  
Recording Secretary Marsha Hampton  
Approved for Posting: June 18, 2011