

Approved Minutes of the Regular Meeting on August 16, 2014

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

DIRECTORS PRESENT: President Bev Vasquez, Treasurer Kevin Andel, Secretary Mike McAtee, Directors Michele Stahlberg, Doug Nunes and Linda Penney.

DIRECTOR ABSENT: Vice President Pete Padelford.

General Manager Tony Abila

Assistant General Manager Marsha Hampton

President Vasquez called the meeting to order at 9:02 a.m.

1. **Member/Guest Introduction:** One member attended the meeting.
2. **Member/Guest Comments:** A member expressed his concern that the Security Department no longer responds to calls from members when a security incident or issue arises. Manager Abila explained that since there is no provision in the current CC & Rs that allows the Association to enforce the CC & Rs, Security has no authority to respond. The Board of Directors has proposed including one provision in the existing CC & Rs that will allow the Association to help correct a violation of the existing CC & Rs without changing any of the current CC & Rs. This provision would need to be voted on by the membership.
3. **Consent Agenda:**
 - a) Approval of Minutes of the July 19, 2014 Regular Meeting:
Treasurer Andel made a motion to approve the Minutes of the July 19, 2014 Regular Meeting with corrections. Secretary McAtee seconded the motion. The motion passed unanimously.
4. **Committee Reports: Acceptance of Committee Reports:**
Director Penney made a motion to accept the Committee Reports. Secretary McAtee seconded the motion. The motion passed unanimously. All reports will be summarized and discussed under Committee Reports.
5. **President's Report:** President Vasquez gave the following report:
I want to congratulate management and the employees for providing an outstanding summer program for our members despite the many challenges that have confronted us. We were without a Lodge Manager for six weeks and have survived. But we are now happy to welcome Amber Sitter as our new Lodge Manager.

We have been understaffed in the restaurant and in the office most of the summer, which has presented interesting challenges. We must congratulate the entire staff for stepping up and picking up the “slack”.

Most important, I want to bring attention to our outstanding lifeguards and recreation team. We are very fortunate to have such a responsible and trustworthy staff. Without hesitation two of our lifeguards along with Vicky, our Assistant Recreation Director, saved a gentleman after he had collapsed at the pool. Their quick, calm response is responsible for saving this gentleman’s life. We also send out our deepest appreciation to the two off duty firemen who assisted in reviving the member of BLS. I am pleased to say that the gentleman is doing just fine after bypass surgery.

Congratulations to the entire staff from maintenance all the way to management.

6. **General Manager’s Report:** Manager Abila gave the following report:
The water level at Fly In Lake has dropped approximately 10 feet from high water. The well system at Lodge Lake is being used on a weekly basis to maintain the current lake level. The water quality remains good, however due to the higher water temperature, there is an increase in algae growth at Lodge Lake. The lake may have to be drained at the end of the summer season.

There have been many positive comments from the membership on the facility improvements and Lodge Lake beach expansion.

The summer recreation attendance this year has been down from the previous year.

7. **Treasurer’s Report:** Treasurer Andel gave the following report:
July 2014 income was \$152,561 which was (\$10,019) or (6.2%) lower than the budgeted amount. It should be noted that the facility lost power on July 5th (the 4th of July weekend) thereby losing income on the busiest weekend of the season.
July expenses were \$155,530 which was better than the budgeted amount by (\$10,471) or (6.3%). Expenses were higher than income by \$2,969 or 1.9%. Snack Bar and Restaurant income were under the budgeted amount, but Restaurant, Admin. and Snack Bar expenses were better than the budgeted amount.

July YTD income was \$789,511 which was better than the budgeted amount by \$2,242, or 0.3%. Expenses YTD were \$758,298 which was better than the budgeted amount by (\$9,141) or (1.2%). The YTD net actual gain was \$31,213 or 4.1%. YTD Reimbursements and Refunds and Restaurant income were better than the budgeted amount. Maintenance and Restaurant expenses were over the budgeted amount, but Administration expenses were better than the budgeted amount.

8. Committee Reports:

- A. **Finance:** Treasurer Andel reported that the Finance Committee has started the 2015 budget process. The committee will take 2014 actual numbers to date and then reforecast the balance of the calendar year.
- B. **Summer Recreation:** Director Stahlberg gave the following report:
The water Aerobics classes were very popular this year. Changing swim lessons from five to four days seemed acceptable to the participants. Basketball camp was as popular as ever as was tennis camp, however running camp did not have enough sign-ups, so it was cancelled. All other activities did well. The medicinal cream sold in the recreation office worked well for those who got swimmer's itch. There were many compliments from members for the lifeguards and maintenance staff.
- C. **Winter Recreation:** No report.
- D. **Architectural Review:** Manager Abila reported there were four plans reviewed, two were paint and one house and one garage.
- E. **Facilities/Long Range Planning:** Director Nunes reported that the dredging project has been moved from Long Range Planning to a current project. There was a lengthy discussion about the process, timeline and cost of the dredging project. Director Nunes reported that the current drought conditions may alter the time frame for the dredging of both lakes. He is hoping that both lakes can be drained and dredged during the October-November time period in 2015, depending on weather forecasts.

Secretary McAtee made a motion to proceed with the Request For Proposal with an engineering firm to determine the cost of the dredging project. Director Penney seconded the motion. The motion passed unanimously.

- F. **Snowflake Lodge:** President Vasquez reported that the committee is obtaining bids for refurbishing the dance floor. The next committee meeting is scheduled for September 9, 2014.
- G. **Special Projects:** No report.
- H. **VIP:** In Vice President Padelford's absence, he submitted a written report. In summary, the report informed the Board that all the second inspections have been completed. There were a total of 905 inspection notices this year with 25% failing the second inspection, mostly for propane tanks, address signage and woodpile tarps. A few failed because of the 30 to 100 foot rules. The Ebbetts Pass area has dodged three possible Wild Land fires due to the huge response by the fire department and one time to the sharp eyes of a hiker on the Rim Trail. The 37 VIP Inspectors have worked hard this year and their dedication is what drives the VIP Program.

9. Old Business: None.

10. New Business:

- a) Acceptance of engagement letter from Levy, Erlanger, CPA for 2014 Audit:

Treasurer Andel made a motion to accept the Engagement Letter from Levy, Erlanger, CPA for the 2014 Audit. Director Stahlberg seconded the motion. The motion passed unanimously.

11. Member Comments: None.

12. Correspondence: There were two complimentary letters from members about the summer season staff and recreation program and one about swimmer's itch at Fly In Lake.

13. Closed Session:

- a) Delinquent Accounts: No discussion.
b) Personnel: A personnel matter was discussed.

14. Open Session: No action taken.

15. Adjournment: President Vasquez adjourned the meeting at 11:03 a.m.

Respectfully submitted,
Recording Secretary Marsha Hampton
Approved for posting: September 20, 2014