

Approved Minutes of the Regular Meeting on November 15, 2014

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

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

General Manager Tony Abila

Assistant General Manager Marsha Hampton

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

1. Member/Guest Introduction: Two members attended the meeting.

2. Member/Guest Comments: No comments.

3. Consent Agenda:

a) Approval of Minutes of the October 18, 2014 Regular Meeting.

Director Penney made a motion to approve the Minutes of the October 18, 2014 Regular Meeting. Treasurer Anandel seconded the motion. The motion passed unanimously.

4. Committee Report: Acceptance of Committee Reports.

Director Penney made a motion to accept the Committee Reports. Treasurer Anandel seconded the motion. The motion passed unanimously. All reports will be summarized and discussed under Committee Reports.

5. President's Report: No report.

6. General Manager's Report:

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

Management and Maintenance employees discovered numerous cigarette butts along the path on the East side of Lodge Lake. Maintenance will create a natural barrier along the path by planting thick foliage between the path and private property. There was discussion about designating a smoking area by Lodge Lake.

The date for lowering or draining Fly- In Lake and Lodge Lake will depend on the extenuating factors of valve repair and dredging.

Restaurant attendance is higher than usual for this time of year.

7. Treasurer's Report:

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

October 2014 income was \$94,853.00 which was higher than the budgeted amount by \$5,990 or 6.7%. October 2014 expenses were \$76,858.00 which was under the budgeted amount by (\$1,609) or (2.0%). The actual net gain for October 2014 was \$17,995 or 18.9%. Restaurant income was higher than the budgeted amount by \$4,162. Transfer fees were also higher than the budgeted amount by \$1,650 indicating the increase in properties sold in 2014 compared to 2013.

Expenses for the restaurant were lower than the budgeted amount but all other departments were higher than the budgeted amount. Contributing factors were parking lot repairs at Fly in Lake under the Recreation Department; producing and mailing the annual assessments to members under the Administration Department; and additional hours worked under the Maintenance Department.

October YTD income was \$1,104,879.00, just under the budgeted amount by (\$3,715.00) or (0.3%). YTD expenses were \$1,043,048, less than the budgeted amount by (\$39,789.00) or (3.7%). YTD actual net gain was over the budgeted amount by \$61,831 or 5.9%. Contributing factors were a higher restaurant income and higher reimbursements/refund income. All department expenses YTD were under the budgeted amount except for Maintenance and Utilities.

8. Committee Reports:

A. Finance: Treasurer Andel stated the 2015 Budget, Summary ProForma and 2015 Reserve Budget would be discussed and voted on under New Business.

B. Summer Recreation: The Summer Recreation Book will be reviewed in January.

C. Winter Recreation: Director Stahlberg reported that the boxes of decorations will be brought into the Lodge for cataloging for each event. The goal is to have all the decorations cataloged by the end of February.

D. Architectural Review: Manager Abila reported that there were submitted plans for a garage; parking area; paint job and fence to be reviewed.

E. Long Range Planning: Manager Abila reported that he has received one engineering bid for the dredging project. There was an in-depth discussion about the best way to approach this project.

F. Snowflake Lodge: No report.

G. Special Projects: The Appreciation Dinner will be held on March 26, 2015.

H. VIP:

a) Fire Safe Grant process & possible financial requirements:

Vice President Padelford gave the following report:

The fire season has passed without Arnold having to deal with a wild land fire. There were some close calls this summer but the quick response of our fire department prevented the fires from getting out of hand.

We have had about 200 dead trees from the bark beetle this summer. We need rain and snow if we are to avoid this next year.

The Concept Proposal for the CalFire SRA Grant Request has been filed. If BLS gets this grant, we will be able to move forward with a 300 foot fire break around the perimeter of the BLS subdivision. The SRA Grant money is funded from the SRA fee Arnold residents pay each year to the State as owners of property in the Wild Land Forest area.

We are also applying for a Grant from the Calfire Greenhouse Gas Reduction Fund Forest Management Projects "Fuels Reduction Grants". However if we were to get both grants, one

would have to be returned.

Vice President Padelford thanked Louise Cooke and Doug Nunes for the many hours they spent working on these proposals.

9. Old Business: None.

10. New Business:

a) Acceptance of 2015 Budget, Summary ProForma & 2015 Reserve Budget:

Vice President Padelford made a motion to accept the 2015 Budget, 2015 ProForma and the 2015 Reserve Budget. Director Penney seconded the motion. The motion passed unanimously.

b) Consider approval of Policy 1300-8, Event Budget Policy:

Secretary McAtee made a motion to accept Policy 1300-8, Event Budget Policy. Director Stahlberg seconded the motion. The motion passed unanimously.

11. Member Comments: None.

12. Correspondence: None.

13. Closed Session:

a) Delinquent Accounts: Several delinquent accounts were discussed.

b) Personnel: No discussion.

14. Open Session:

a) Adjustment for Bad Debts:

Director Nunes made a motion to reallocate assessment to Bad Debt for APN#026046024, in the amount of \$5,107, delinquent for 22 years. Vice President Padelford seconded the motion.

Treasurer Andel made a motion to reallocate assessment to Bad Debt for APN#024037012, in the amount of \$5,922, delinquent for 29 years. Director Stahlberg seconded the motion. The motion passed unanimously.

Director Stahlberg made a motion to reallocate assessment to Bad Debt for APN#024007044, in the amount of \$5,472, delinquent for 25 years. Secretary McAtee seconded the motion. The motion passed unanimously.

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

Respectfully submitted,
Recording Secretary Marsha Hampton
Approved for Posting: January 17, 2015

