

Approved minutes of the regular Board of Directors meeting January 28, 2017

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

1. **Call to order:** 9:00am
2. **Roll Call:** Directors Present: President Mike McAtee, Vice President Chris Gosswiller, and Directors Bev Vasquez, Jimmy Cooke, and Bob Podesta

Directors absent: Secretary Linda Penney, Treasurer Guy Pollak

Staff Present:

General Manager: Tony Abila

Assistant General Manager: Amber Meyer

3. **Member/Guest Introduction:** 1 member attended the meeting
4. **Member/Guest comments:** none
5. **Approval of Minutes of the November 19, 2016 meeting:**

Director Vasquez motioned to approve the minutes for the November 19, 2016 Regular meeting. Vice President Gosswiller seconded the motion. The motion passed unanimously.

6. **Presidents Report: President McAtee gave the following report:** Good morning board members. I hope everyone enjoyed the holidays. I know that we did. Our board just completed a very busy six months and we have managed to get a lot of good things accomplished for our HOA. And, it looks like the next six months will be just as busy. As you now know we received a \$200K grant to help reimburse our members for tree removal costs. Pete Pedalford and some other members are working to devise a formula for distribution of the funds. We all know that \$200K is just a drop in the bucket, but it is start, and we plan to apply for other grants during the coming months. By now, most of you also know that we did not receive the \$200K grant to complete our firebreak. More funds will be available for this, this year, and we will reapply. And of course you know that Pete Pedalford has won the National Fire Mitigation award. He was really humbled when he learned the kind things our members said about him. Our long anticipated gym is now open and is creating a lot of buzz among our members. Approximately one dozen members have used it in the past week, its first week of operation, and the numbers will increase as the rain and snow abate. It is hard for me to believe that the gym is something that our members have wanted for many years, yet through the efforts of our board, especially Chris and Tony, we were able to do it for only about \$4K. Congratulation to Chris and Tony for all of their hard work, and our maintenance crew for setting everything up. The Facilities and Long Range Planning Committee is now working on a Master Plan for the HOA, more about that later in Chris' report. Bob Podesta has

been hard at work on preparing our new fining policy. I know that it has been frustrating for him because our law firm has not been particularly responsive, but he has persevered and made progress. Again, we will hear more about this later in the meeting. We are still waiting for bids on the parking lot expansion and dredging Fly-in Lake. The snow and rain have made it difficult for the contractors to get a good look at what needs to be done. We have also had activity on our ongoing lawsuit and that will be discussed later in closed session.

7. Manager's Report: Manager Abila reported

- Legal Fees: Ended 2016 at \$51,065.94. Legal Fees so far for 2017 are \$14,000.
- CC&R report: Unit 3- Vehicle parked in adjacent owners driveway. Owner and renter requested vehicle be moved. Vehicle was moved within an acceptable time frame. Unit 13- A dog charged a member on three separate occasions. On the third occasion the dog bit the members dog on the neck. Owner of property has been contacted, as well as animal services. Association will be sending a follow up letter to the county. Owner has responded and will contact the renters.
- VIP Program: All dead tree notifications have been completed to date.
- A correction to the 2017 Annual Notice to Members: The replacement amount for 2021 should have been \$343, 203 not \$43,203.
- Purchase of property on Russel Drive has been completed
- Sale of BLS property is still in process. Purchaser has asked for a reduction in purchase price of \$10,000, due to drop in value from loss of trees. Purchaser agrees to drop all other contingencies. Seller to remove all slash by April 30, 2017. Vendor to be paid through escrow.

Vice President Gosswiller motioned to reduce sales price by \$5,000 to \$186,000 with a scheduled closing date of February 10, 2017 and an escrow withhold to April 30, 2017. The Board will proceed with the second offer should these terms not be agreed to. Director Cooke seconded the motion. The motion passed unanimously.

- Lake report: Fly-In lake water level is at maximum amount and drain valve is full open. The amount of water and the past storms have washed out most of the main beach. Lodge Lake water level is above normal. The beach has had minor damage.
- Amphitheatre project: On hold due to weather. Staff will conduct removal of material
- Exercise room is open and being used by the membership. To date the Association has received 21 release of liability forms, and 11 members have signed in to use the gym.
- A section of road twenty feet long by six feet wide on the right side of Lodge lake leading to the bridge has collapsed due to severe weather
- During the snow storms this past week, the Restaurant lost power, and subsequently lost \$1,283.08 in food.

**8. Operating Accounts: \$6,804
Reserve Account: \$400,447.00**

Year to Date 2016

Income: \$1,522,410 more than budget by \$8,921 or 0.6%.

Expenses: \$1,480,941 over budget by \$69,112 or 4.9%. Contributing factor to this include the removal of dead trees.

Restaurant Net YTD: -\$83,497 better than budget by \$9,209 or 9.9%. This is the lowest deficit ran by the Restaurant since before 2010.

Recreation Net YTD: - \$114, 591 over budget by \$12,352 or 12.1%

9. Committee Reports:

A. Finance: no report

B. Summer Recreation: no report

C. Events Committee: no report

D. Architectural Review: no report

E. Facilities/ Long Range Planning: Vice President Gosswiller reported the subcommittee of the long range planning committee met with Tom Holloway of KLA Landscape on Tuesday, 1/17/17 to discuss the details of the Blue Lake Springs Master Plan document. This document will be the roadmap for improvements to BLS for years to come. It was a very productive meeting with lots of interaction and brain storming. Tom Holloway will get a detailed list of amenities to the Subcommittee members. The subcommittee will determine the schedule and tentative budget figures. The Master Plan should be completed in March/April 2017.

F. Special Projects: No report

G. Bylaws & CC&R's: Director Podesta reported on the update and revision of fining policy.

Vice President Gosswiller motioned to accept Violation and Fining Policy as written, to be distributed to Homeowners for review in the March mailing. Director Cooke seconded the motion. The motion passed unanimously.

- 10. Fire Prevention:** Director Cooke reported the final Dead Tree counts have been done by Pete Pedalford. Director Cooke expressed concern about how long these fallen trees will be on the ground. Pete Pedalford reported there is no real place to take the logs, hence the back log. They will be on the ground for a while. Reports that the trees that fell during the snow storm were all live trees. ACCG may be a source of monetary help in terms of VIP program. Pete Pedalford has begun attending ACCG meetings to see what procedures may be to apply for monies. All the procedures to distribute the monies awarded by the TM grant need to be approved and information passed on to homeowners. The committee needs to be formed to verify applications and approval of funds. CHIPS will be the sponsor of the grant, and administering the money from the Tree Mortality grant. A

separate checking account will need to be opened to keep these funds completely separate from HOA funds.

Vice President Gosswiller motioned to approve the agreement between Blue Lake Springs HOA and CHIPS. Director Podesta seconded the motion. The motion passed unanimously.

Director Vasquez motioned to set up a separate checking account to administer funds from CHIPS and Tree Mortality grant. Vice President Gosswiller seconded the motion. The motion passed unanimously.

Director Vasquez motioned to approve the formation of the Tree Mortality grant distribution committee. Vice President Gosswiller seconded the motion. The motion passed unanimously.

11. **EPPOC:** Will post EPPOC meeting minutes

12. **Old Business:** Update on legal case in closed session. Update on quick claim suit outside unit 9- Litigation has been dropped and withdrawn against the Association. Management would like to pursue to recover legal fees, since we had no ownership to property. Had the plaintiff done proper research that would have been noted.

Director Podesta motioned that Management be authorized to pursue reimbursement from Plaintiff on legal fees from litigation brought against the Association regarding property outside of Unit 9. Management would also be authorized to pursue action in small claims court. Director Vasquez seconded the motion. The motion passed unanimously.

Update on parking lot expansion review- There is a lot of misinformation circulating on non-sanctioned Association communications. The project is still in development stages. Has not been brought to the Board for review, nor has there been any bid or plan approved. Should the cost exceed what is allowable by law, it will be brought before the membership for a vote. There will be a new project column in the Lodge Log will have updates on any projects including the Parking Lot.

13. **New Business:** Review and approval of revision in BLS Handbook under use of facilities for employees policy. Policy is being made more specific and updated.

Director Vasquez motioned to approve the recommended change to Employee Handbook Policy #4001 Off Duty Use of Facilities. Director Cooke seconded the motion. The motion passed unanimously.

Review for posting on website Policy 500-A-35, Exercise room

Vice President Gosswiller motioned to approve for posting Policy 500-A-35, Exercise Room rules and Hours of operation. Director Cooke seconded the motion. The motion passed unanimously.

Review for posting on website Policy 500-A-7, Providing List of Homeowners names and addresses

Director Vasquez motioned to approve for posting Policy 500-A-7, Providing List of homeowners names and addresses. Director Podesta seconded the motion. The motion passed unanimously.

Review for posting on website Policy 500-A-8, Disclosure to Prospective Purchasers

Director Podesta motioned to approve for posting Policy 500-A-8, Disclosure to Prospective Purchasers. Vice President Gossweiler seconded the motion. The motion passed unanimously.

Review revision to 2017 Recreation Book- A revision was made to wording of BLSHA Membership Rules and Fee Schedule. A new fee schedule was discussed to offset the Recreation deficit. The increase would impact fees for additional guests on the Family Season Card, Guest Card, and Renters Fees.

Vice President Gossweiler motioned to increase usage fees for Family Season Card (additional guests), Guest Card, and Renter Card to Individual Daily \$10.00, Individual weekly \$50.00; Family Daily \$30.00, Family Weekly \$150.00. Director Vasquez seconded the motion. The motion passed unanimously.

Acceptance and approval of Fly-In lake dredging contracts

Vice President motioned to approve and accept the Fly-In Lake dredging contract forms to be utilized in obtaining bids. Director Cooke seconded the motion. The motion passed unanimously.

Purchase of Utility Tractor- Used John Deere with attachments, only has 210 hours on it. Includes trailer. Board previously approved the purchase of a tractor for \$20,000. Management is asking for an additional \$3000.00 to purchase the tractor and all attachments and to have equipment delivered.

Vice President Gossweiler motioned to approve an additional \$3,000.00 for the purchase of Utility Tractor. Director Podesta seconded the motion. The motion passed unanimously.

Discussion on Events Committee structure- Management has written a proposal to restructure the Events Committee. It is the goal of the BLS HOA management team to assist the Events Committee in planning and carrying out the Association annual events. Management team will provide administrative support for events. Tasks are laid out in proposal. This proposal was taken to the Events Committee and well received.

Director Cooke motioned to accept and approve the Events Committee re-structure proposal. Vice President Gossweiler seconded the motion. The motion passed unanimously.

14. **Correspondence:** There were 4 correspondences received on various topics

Director Vasquez motioned to respond to member correspondence with parameters for event Member has proposed. Director Cooke seconded the motion. The motion passed unanimously.

15. **Closed Session:** 12:20 pm. The board discussed the ongoing legal case

16. **Adjournment:** 12:35pm

Respectfully submitted: Amber Meyer