

Approved minutes of the regular Board of Directors meeting February 18, 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, Treasurer Guy Pollak, and Directors Bev Vasquez, Jimmy Cooke, and Bob Podesta

Directors absent: Secretary Linda Penney

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 January 28, 2017 meeting:**

**Director Vasquez motioned to approve the minutes for the January 28, 2017 Regular meeting. Director Podesta seconded the motion. The motion passed unanimously. Treasurer Pollak abstained from the vote.**

**6. Presidents Report: President McAtee gave the following report:**

Good morning board members. What a busy year we are having. We've gotten a good deal of important issues accomplished this year, but still have a lot on our agenda.

We all hoped and prayed for rain, and boy did we get it. Yesterday I read that rainy Seattle was experiencing its greatest rainfall season in history, yet its record precipitation totals for the year are less than half of what we have received in dry Arnold. Hopefully this will bode well for strengthening our pine trees and help to alleviate the bark beetle problems.

The blessed rains also had a dark side doing a good deal of damage to both of our lakes and our Lodge infrastructure. The repairs will cost the HOA a good deal of money that we had not anticipated spending this year.

Speaking of bark beetles, this month there was a lot of activity with our committees in that regard. As you'll hear later in the board meeting both Pete Pedalford and Jimmy Cooke were very busy with their Tree Mortality and VIP committees, and we had the first meeting of the Dead Tree Grant committee.

The Facilities and Long Range Planning Committee is working on our master plan. Chris Gosswiler will be filling us in on that later in the meeting. That committee is also working on plans to rebuild/repair our storm damaged infrastructure.

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.  
Mike McAtee, President

#### **7. Manager's Report: Manager Abila reported**

- Legal Fees: YTD 2017 are \$57,316.63. Total Spent on litigation so far \$108,382.58
- Legal: Next Court date is May 3, 2017 at 9:00 am
- CC&R report: 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. Update: County Sheriff's department was flagged down by an owner to report she had been attacked by 2 dogs. Both dogs were located by the Sheriff's Deputy, and one was run over by Deputy's car after aggressive behavior. The other dog was captured and taken to Animal Services. Information obtained came from the Deputy that responded to the incidents.
- PG&E Contractors placed a pile of logs on BLS Property currently for sale. Management is attempting to have them removed. Slash still needs to be removed
- Sale of BLS property is still in process. Counter offer sent to current Buyer, and was rejected. Cancellation of contract will be sent to that buyer, and the back-up offer will be pursued by the association as voted on in the January meeting, pending Agents research into the matter.
- Lake report: Fly-In lake drain pipe located before the peninsula has washed out, staff will repair before the summer season. Rock retaining wall on Moran road has been damaged. Letter to County has been sent. Lodge Lake: Lake level has been dropped to half capacity.
- There are several areas of damage that will require repair before the summer season. This additional cleanup and repair work will hinder planned projects. Currently Management is assessing what projects can be completed this year, and which will need to wait until Spring or Fall of 2018.
- List of repairs that will need to be accomplished before the summer season: Walkway to family fun zone; a section has collapsed due to water erosion. Right side of lake beach is washed out with rutting. This can be regraded with HOA tractor. Pathway on right side of lake that leads to bridge has washed out with severe damage. The material that was placed into this area came from the lake bottom. We are unsure if proper compaction was ever achieved. A hole has formed in cement decking next to lifeguard stand. Water is pumping nonstop from it. New drainage may need to be installed in this area. Ground water is pumping into pool from under cement decking. Culvert under lower tennis court; both ended have eroded to a point that is causing asphalt near lifeguard stand to sink. Lodge Lake wells; both water and electrical lines have been exposed from erosion. This will need to be addressed during the grading of the beach area. Lodge wells have started to artesian, a sign they are full. Tree limb clean up at both lakes. Cart path to lower tennis courts will need to be re-based with rock due to washout.
- Amphitheater project: Staff will be conducting the excavation of materials now that the Association has a tractor. Staff will be reviewing drainage issues from upper tennis courts. During the rain storms, water from the tennis courts is draining down into the

amphitheater area. If this is not addressed during the remodel of this area, it will cause issues later.

- Bids have been received for replacing the bridge and a new floating dock at Fly-In lake.
- Summer 2017 recreation book has been sent to the printer
- The Annual Job Fair has been moved from April 8<sup>th</sup> to April 1st

**8. Operating Accounts: \$299,084**  
**Reserve Account: \$400,470**

**Month of January**

**Income:** \$ 129,466 less than budget by \$8,380 or 6.1%

**Expenses:** \$110, 067 under budget by \$11,973 or 9.8%.

**Net:** \$19,399 better than budget by \$3,593 or 22.7%

**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 committee went over the first draft of the BLS Master plan that will be done by Tom Holloway of KLA Landscape Architecture. The Committee made numerous changes and adjustments to the plan. The changes will be communicated to Tom and the revised draft will be reviewed at the next Long Range Planning and Facilities meeting. Many projects were postponed from 2017 to 2018 due to the damages caused by the winter storms to BLS. Repairs must be done prior to the busy summer season. Our maintenance crew will be kept busy doing these repairs and may be hampered by bad weather. A suggestion was made to hold two "Green Thumb Days" in which the BLS membership volunteers to rake pine needles and do clean up at both Lodge and Fly-In lake properties. A lunch, provided by BLS, will follow up each activity. By the membership assisting the cleanup of both locations, the maintenance crew will be able to concentrate on the needed repairs to get both locations ready for the summer season. Backup generator for BLS- The need for a backup generator for the Lodge property was discussed. Estimated cost \$25,000. Curtain Burner for BLS Discussion- Options for disposal of pine needles are becoming more limited. Management to research the possibility of providing a curtain burner for the membership. New Business- Replacement of playground equipment discussed. Further research is required

**F. Special Projects:** No report

**G. Bylaws & CC&R's:** Director Podesta reported the Fining Policy will be included in the March mailing

10. **Fire Prevention:** Director Cooke reported on his article in the February Lodge Log expressing the importance and necessity of cleaning up lots, and getting dead trees down. Director Cooke also mentioned Homeowners insurance and how here may be a possibility of an owner's insurance denying a claim based on negligence with dead trees. Application for Applying for TM Grant is being worked on, as well as the procedure to approve or deny each application, and the requirements to do so. PG&E is in the subdivision removing logs, but leaving behind a lot of bark and needles. That will need to be cleaned for inspection. There is an immediate need for a place to dispose of the pine needles, as well as slash from all the trees dropped.

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

12. **Old Business:** Update on legal case in closed session. Update on parking lot expansion review- no new information. Approval of Policy 550 A-35, Policy 500 A-7, and Policy A-8

**Director Vasquez motioned to approve Policies 500 A-7, 500 A-8, AND 500 A-35. Vice President Gosswiller seconded the motion. The motion passed unanimously.**

Purchases of bridge & dock at Fly-in- 2 bids were received and reviewed.

**Director Vasquez motioned to approve the purchase of a floating dock and bridge for Fly-in Lake for the amount of \$18,000, with the addition of a ladder at no charge. Vice President Gosswiller seconded the motion. The motion passed unanimously.**

Loan update from Bank of America- on hold until Audit is completed. Director Podesta would like it noted that he is opposed to taking a loan on the facilities.

13. **New Business:** Appointment of Director of Elections- Director Vasquez to ask the previous Director of Elections to serve again. Review of Call for Candidates; Logo will be added to sheet.

**Director Cooke motioned to approve Call for Candidates with the addition of changes that have been mentioned. Director Podesta seconded the motion. The motion passed unanimously.**

Review of First Annual Mailing packet- An adult Fly-fishing class flyer will be added to the mailing.

Discussion on use of Curtain Burner in BLS- Discussion was held on the logistics of a Curtain Burner in Blue Lake Springs open to homeowners only. The idea is in the planning and development stages.

14. **Correspondence:** There was 1 correspondence received.

15. **Closed Session:** 12:45 pm. The board discussed the ongoing legal case

16. **Adjournment:** 1:06pm

Respectfully submitted: Amber Meyer

