

Approved minutes Board of Directors meeting March 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, Secretary Linda Penney and Directors Bev Vasquez, Jimmy Cooke, and Bob Podesta

Staff Present:

General Manager: Tony Abila

Assistant General Manager: Amber Meyer

3. **Member/Guest Introduction:** 7 members attended the meeting
4. **Member/Guest comments:** none
5. **Approval of Minutes of the February 18, 2017 meeting:**

Director Vasquez motioned to approve the minutes for the February 18, 2017 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. Last month I remarked on what a busy year we were having, then March rolled around and we got even busier. It seems that we have had meeting after meeting after meeting, all to deal with pressing issues. I just want to say that I'm proud of you, and the work you have done, and your dedication to BLSHOA. I know that our appreciation dinner for our volunteers is coming up next month, but in advance of that dinner, I also want to thank all of our volunteer members who are serving on our various committees. Their work is extremely important to the HOA and it is appreciated by all. At last month's board meeting we spent a good deal of time discussing the damage we incurred from the January and February storms. Now that we are drying out, our maintenance crew has had time to take an in-depth look and discovered that the damage in some cases is much worse than originally thought. And, the spring that popped up under our lifeguard stand has resulted in a new crack in the pool. Our goal is to get the damaged areas repaired prior to our official opening on Memorial Day weekend.

Guy Pollak's finance committee has met a couple times this month to review the damage estimates, establish a repair priority list and discuss ways to pay for the damage. Later in this meeting he will discuss the committee's recommendations. Last month Tony Albia discussed the possibility of securing the services of a curtain burner to assist our members with disposal of their yard waste. We now have firm figures on the cost, and Tony will discuss that later in the meeting. I think this is an exciting development because with the changes to our

county's policies on dealing with the disposal of yard waste, we can now offer our members a low cost, viable alternative to what the county is offering.

Chris Gosswiller's Facilities and Long Range Planning Committee has also been very busy. At the last meeting there was so much to discuss that all of it could not be covered in the two hours allotted for it. One important item that was resolved however is that next Thursday Fly-in Lake will be surveyed for an estimate on the cost of having it dredged. This is extremely important both in terms of actually getting the lake dredged, and for providing the cost data to our Finance Committee so they can determine the impact it will have on next year's finances. Due to the storms we've put off getting estimates on expanding the parking lot, but hopefully we can get that accomplished next month. One of our members has suggested that we consider broadcasting our board meetings over live media. We have been discussing alternatives for doing this and that too will be discussed later in this meeting.

As you may be aware some of our members posted some derogatory comments about our restaurant and our management of it on local social media. This will be discussed later under correspondence. But, of the forty or so comments posted on this subject approximately thirty-seven were very positive and only three were negative. And, those three negative comments contained erroneous information. Tony Abila will be addressing the actual financial status of our restaurant later in the meeting. But let me remind you that social media is not an approved method for discussing or obtaining information on the HOA. I will be posting a notice on that particular site to that effect and will be providing members with the approved methods for contacting management. Also we recommend that board members do not discuss the HOA or its policies or procedures on these types of sites.

Last Wednesday members of our Executive Committee met with Bob McGinnis BLS Mutual Water Company president and Dave Hicks, water company general manager. If you have been reading the Bubbler, you know that the water company has obtained a \$12.32MM loan to help them improve the company's aging infrastructure and to install water meters which has now been mandated by the State. Bob and Dave wanted to meet with us to update BLS management on the impacts of obtaining the loan and the work they will be doing and to let us know that although some policies and procedures will be changing, there will be little negative financial impact on their ratepayers.

7. Manager's Report: Manager Abila reported

- Legal Fees: YTD 2017 are \$63,852.00
- Legal: Next Court date is May 3, 2017 at 9:00 am
- CC&R report: No Report
- Sale of BLS property is still in process. Will require resolution from the Board for the sale of the property to new purchasers. Still need to remove slash on the property, although area is still too wet for heavy equipment to move any slash piles.

- Lake report: Fly-In lake- Management has placed a call into the county road department regarding wall on Moran road, no response as of yet. Lodge Lake: Lake level is still at half capacity
- A report of Storm damage with estimated costs was given
- Amphitheater project: All old asphalt has been removed from the last three tiers of the amphitheater. Staff will begin to remove dirt and grade area for block walls.
- Installation of New bridge and dock at Fly-In Lake will be done before May
- Restaurant/Snack Bar/Recreation deficit report was reviewed going back to 2012. The restaurant deficit for 2016 was \$83,494 for 2016 and has been steadily decreasing, with the most significant decrease in the last three years. The Snack bar does not run at a deficit, with a net of \$9,500 in 2016. Recreation had a deficit of \$114,592 for 2016, which was significantly higher than the past 5 years.

8. Operating Accounts: \$418,657
Reserve Account: \$400,470

Month of February

Income: \$ 161,536

Expenses: \$153,658

Net: \$7,878

YTD

Income: \$291,002 better than budget by \$22,861 or 8.5%

Expenses: \$263,725 over budget by \$10,019 or 3.9%

Net: \$27,277 better than budget by \$12,842 89%

9. Committee Reports:

A. Finance: Treasurer Pollack reported the finance committee met twice in the last two weeks. Repair and replacement of damaged items are necessary because another winter like the one we had can cause more substantial damage. The association will need to generate about \$200,000 to replace the reserve funds that will be borrowed against for repairs. The Finance committee has recommended an Emergency Assessment to replenish funds that will be spent. There were several options looked at, and the Finance Committee feels this option was best for homeowners. The Emergency Assessment would be about \$100 per property.

B. Summer Recreation: no report

C. Events Committee: no report

D. Architectural Review: One set of plans were reviewed

E. Facilities/ Long Range Planning: Vice President Gosswiller reported the committee met on March 15, 2017. The committee members took a walking tour of the BLS Lodge property to investigate the damage done by recent storms and the excess of 80 inches of rain that BLS has received this Winter. Damages are extensive and include damage to the pool, the pool decking, the pool shade structure, walkway to the family fun center, the beach at Lodge Lake, culvert under the tennis courts needs replacing,

cart path to pool, as well as general cleanup. The cost to repair both the Lodge property and Fly-In lake was discussed by the finance committee. Time is of the essence to get both properties ready for the busy summer season. Many projects that were on the schedule for 2017 have been moved to 2018 due to the damage received at both properties. The LRPC recommends to the Board the purchase of a backup generator for Snowflake Lodge for an approximate cost of \$25,000 to avoid power outages and loss revenue and product. The LRPC recommends the Board enter into a contract with Pure Air Company to provide the use of a curtain burner for BLS members. The Curtain burner will help our members dispose of pine needles. The LRPC recommends the Board approve a site survey not to exceed \$1000 to obtain a bid to do the dredging at Fly-In Lake

F. Special Projects: No report

G. Bylaws & CC&R's: No Report

10. **Fire Prevention:** Director Cooke reported Volunteers In Prevention will be needed to give current VIPs a break and to help with upcoming inspections. An email blast will be sent out to call for Volunteers. TM Grant procedures were discussed. Staff will be accepting applications, and passing along to Committee. First allotted funds the Association can request will not be available until May 1st.

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

12. **Old Business:** Update on legal fees- Legal fees are \$63,452 YTD.

Appointment of Director of Elections-

Vice President Gosswiller motioned to approve Ann Evans as Director of Elections. Director Podesta seconded the motion. The motion passed unanimously.

Discussion on use of Curtain burner in Blue Lake Springs- Fly-In lake is the proposed spot for dumping, and is where the Curtain Burner will be placed. Proposed yard waste plan to be provided to members to accept pine needles. \$10.00 cost per cubic yard to cover the cost of the service as well as the employee to run dump site. Hours of operation will be posted and flexible. Email blast to members as well as article in April Lodge Log to get the word out. Pure Fire is the company that will be coming to burn the materials.

Director Vasquez motioned to approve contract with Pure Fire to provide curtain burner, subject to curtain burner proposal that can be updated as needed. Secretary Penney seconded the motion. The motion passed unanimously.

13. **New Business:** Discussion on use of live media for Board meetings- Goto meeting has been looked at, and although further research needs to be done, an interactive platform may result in the meeting being difficult to keep on track. Another solution would be to

live stream the meeting. Members can submit questions, comments, or concerns prior to the meeting, as the Agenda is posted 4 days prior to meeting. The subject will be looked into further.

Correspondence: There were 2 correspondence received. The following is a correspondence requested to be read aloud at the meeting:

Dear BLS Board of Directors, I am a member of the BLS NextDoor blog and there have been several requests that have emerged from this blog for our board to pursue. I agree with these suggestions and am passing these requests on to the board to enable them to be put into action. I) Set up an internet vehicle which would make the Board of Director Meetings accessible for any member to "join in live" remotely through "GoToMeeting" or a similar vehicle. II) Support the formation of a Restaurant Committee with varied views: 1.) that would have pro and con viewpoints regarding the restaurant 2.) include full time and part time residents of BLS. This committee will be charged with discussing the pros and cons of having a restaurant, including the subsidy and various options for the future use of the restaurant space. This committee will summarize the issues, ideas and concerns and compile a questionnaire to be sent to the BLS owners. The committee would review, tally and summarize the returned questionnaires. The results will be made available to members. The board of directors will enact the changes, and desires of the majority of the participating respondents.

It is imperative that a Restaurant Committee be balanced, including members who have pro & con viewpoints, in addition to including "full timers" and "part timers". Having a committee with differing viewpoints will help insure an objective questionnaire is sent out to the members to get a true "reading" of what the entire membership wants.

Thank you ahead of time for acting on these requests/suggestions. I appreciate your time and consideration.

Respectively,

Cheryl Duperrault

BLS owner 58-11

14. Closed Session: none

15. Adjournment: 11:46 am

Respectfully submitted: Amber Meyer

