

Approved minutes of the regular Board of Directors meeting May 20, 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

Staff Present:

General Manager: Tony Abila

Absent: Secretary Linda Penney and Assistant General Manager Amber Meyer

3. **Member/Guest Introduction:** 9 members attended the meeting
4. **Member/Guest comments:** none
5. **Approval of Minutes of the Special Meeting April 28, 2017 meeting:**

Vice President Gosswiller motioned to approve the minutes as corrected for the April 28, 2017 Special meeting. Director Vasquez seconded the motion. The motion passed unanimously.

Approval of the minutes for the Regular April 15, 2017 meeting minutes will take place at the June meeting, as a technical difficulty delayed completion.

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

Good Morning Board Members,

As discussed at last Month's board meeting, we did establish a yard waste collection center for our members at Fly-In Lake. Unfortunately, we have had some difficulties. The owner of the curtain burner has experienced some problems with the burner and has not been able to deliver it to our site for use. So far we have collected more than 200 yards of materials and if the burner is not going to be available to us, we will have to truck them to Gene Millers for disposal. At an emergency board meeting on April 28th we approved an emergency assessment in the amount of \$110,000 for emergency repairs for storm damage on our properties the individual per lot assessment will be \$55.00. At today's meeting will review and approve the actual document that will be sent out to our members later this month. Also today Tony will update us on the progress our maintenance crews have made on the emergency repairs. Finally, our lawsuit from a member who disagrees with our assessment policy was scheduled to come to a close this month. We were scheduled for pre-trial arguments on May 2nd, and the actual trial on May 3rd. However, once again the trial has been postponed due to our attorneys not having received materials that they had requested

from the State of California, and the plaintive being out of town on a business conference. The trial has now been rescheduled for August 12. Mike McAtee, President

7. Manager's Report: Manager Abila reported

- Legal Fees: YTD 2017 are \$142,343.79, Total cost to date: \$193,409.73
- VIP: Association shut down program on May 12. This was due to CALFIRE wanting the Association to remove what has been stored up. Purefire has been called, but has informed us that he is waiting on a part for the burner.
- Reserve Study: General Manager has started on the three-year update on the Association Reserve Study. With the new study GM will provide a list of 30 year components long with a list of items that are under \$1,000 in replacement costs.
- CC&R report: One property turned over to code enforcement for failure to remove construction materials
- Lake report: Fly-In lake- County will be installing guard rail on Moran Road at damaged rock wall. Lodge Lake- Bubblers have been installed and are working well.
- Storm Damage repair update: New Drain has been installed under pool lawn. This drain is working as designed by diverting water away from pool, and lawn area. Water is no longer seeping into pool. Pathway to bridge at Lodge Lake is in the process of being repaired. Exposed culvert at fly-in lake is scheduled to be worked on in the next 2 weeks. Updated repair costs were submitted and will be attached to minutes.
- Amphitheater project: Contractor is working on pouring foundation wall. Scheduled completion at the end of June or the beginning of July.

8. **Treasurers Report:** Treasurer Pollack reported we have completed to first quarter of this year managing to hold our own despite the challenges the Association has faced financially. To date we have paid for a lot of items out of maintenance budget and operating and contingency account. When Emergency Assessment money comes in, it will then replace and replenish the accounts money has been taken from for repairs. Restaurant numbers were analyzed and are actually quite good given it is a 2-night operation. Monthly and YTD Numbers Unavailable due to audit taking place at time of Board Meeting

9. **Committee Reports:**

- A. **Finance:** Treasurer Pollak will be holding a finance meeting in the near future
- B. **Summer Recreation:** no report
- C. **Events Committee:** Minutes from the April 26th Events Committee meeting were submitted. Spring Event was a success, and the theme for New Year's Eve will be decided at the May meeting. Linda Penney will be the chair for 2017-2018 Events Committee
- D. **Architectural Review:** Set of plans for roof replacement, Deck replacement, and shed were reviewed
- E. **Facilities/ Long Range Planning:** No report
- F. **Special Projects:** No report

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

10. **Fire Prevention:** Director Cooke reported VIP is gearing up for inspections, all inspectors are up to speed. Director Cooke has been working with Management and staff to prepare the binders needed to do inspections. Pete Padelford reported we have received 19 applications for grant reimbursement. Pete would like to amend the TM Grant to increase the percentage of reimbursement to 40%, and to look at including help to remove logs. Manager Abila reported the amount of applications has actually increased to 30. Pete also spoke on management and maintenance of the fire breaks around the subdivision as an element of a grant recently applied for. He is looking for a commitment from the Board of Directors as required by the Grant to entertain maintaining and managing the firebreaks.

Vice President Gosswiller motioned to authorize Management and Pete Padelford to move forward on an amendment to the TM Grant to increase the reimbursement amount to 40% on 5 trees, and look at including log removal with a maximum amount of 5 trees. Director Cooke seconded the motion. The motion passed unanimously.

Director Vasquez motioned to look into the possibility of making a commitment to manage the firebreaks around Blue Lake Springs, to include setting up a committee if we so desire. President McAtee seconded the motion. The motion passed unanimously.

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

12. **Old Business:** Update on legal fees- will discuss in closed session

Live Media Discussion- The Association has discussed with our Attorneys the possibility broadcasting the meetings via live media, and were strongly advised against it.

Treasurer Pollak motioned that after feedback from Attorneys, we as a board vote against the usage of live media due to potential liability. Director Vasquez seconded the motion. The motion passed unanimously.

New Business: Review of Emergency Assessment Billing format and dates

Correspondence:

14. **Closed Session:**

15. **Adjournment:**

Respectfully submitted: Amber Meyer