

Approved minutes Board of Directors meeting April 15, 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 Director Bob Podesta and Assistant General Manager Amber Meyer

3. Member/Guest Introduction: 4 members attended the meeting

4. Member/Guest comments: one member expressed his thanks for the service of the Board of Directors

5. Approval of Minutes of the March 18, 2017 meeting:

Treasurer Pollak motioned to approve the minutes for the February 18, 2017 Regular meeting. Director Vasquez seconded the motion. The motion passed unanimously.

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

Good morning board members.

On April 6th our Events Committee put on our annual Volunteer Appreciation Dinner. We honored approximately 65 volunteers who served in all manner of capacities during the year to help make Blue Lake Springs the great place that it is. Once again, thank you volunteers.

Last month we discussed obtaining the services of a curtain burner to assist our members to dispose of their yard waste. That has been accomplished. At the Fly-in Lake parking lot we are accepting the yard waste and once we have accumulated 100 yards or more of waste, the curtain burner will be moved to our site and will begin burning the materials. We accepted approximately 30 yards of waste the first weekend in April. Unfortunately we could not accept waste April 7, 8, and 9 due to severe weather. Hopefully we will be back in full operation this weekend.

During the last two monthly board meetings we spent a good deal of time discussing the damage we incurred from this year's storms. Today that discussion will continue. While we thought we were finished with damage from the weather, about a week ago another storm caused costly damage to our amphitheater. This damage was severe enough that our maintenance staff will not have the time or resources to handle the repairs, so we must seek the services of local contractors. This and other related items will be discussed in Chris Gosswiller's Facilities and Long Range Planning report and Guy Pollak's Finance Committee report. We now assume that the amphitheater will not be back in operation by opening day.

We recently changed our procedures for the meetings of the Facilities and Long Range Planning Committee and the Finance Committee. We found that since much of what the Finance Committee has discussed this year has dealt with information that comes from LRP, and that there is some overlap on the committees memberships we now hold the Finance Committee meeting directly after the LRP meeting. That permits the Finance Committee to discuss and deal with current information coming

from LRP in real-time instead of waiting to get the LRP meeting's report and acting later. That said, in comments to be presented later in this meeting you will find that the two committees have come up with some proposals that can save the HOA a good deal of money and accomplish some things very quickly that we have anticipated taking a few years to do. We will also discuss the Finance Committee's recommendations for an Emergency Assessment to help finance the storm related repairs.

As mentioned last month, a handful of ill-informed HOA members continue to post negative comments on local social media regarding our restaurant. I again strongly recommend that anyone who wants to discuss or comment on our policies visit one of our board meetings so that they can get the facts instead of reading rumors. I plan to discuss this in my President's Message in the Lodge Log this month and will also mention it at the Annual Meeting.

As in everyday day life we must anticipate some negative comments or reactions, however we are encouraged that we continue to receive numerous very positive comments from members regarding the restaurant and its contribution to our overall HOA community.

Finally, our lawsuit from a member who disagrees with our assessment policy is scheduled to come to a close next month. We are scheduled for pre-trial arguments on May 2nd, and the actual trial on May 3rd. Hopefully the County Court will not postpone the trial again.

7. Manager's Report: Manager Abila reported

- Legal Fees: no update
- CC&R report: No Report
- VIP Program, Yard Waste Program is in operation
- Tree removal process, issue with the wet weather.
- Truck has been left in Fly-in-Lake parking lot.
- Delinquent report is up from last years.
- Bridge on county road at Fly – In Lake has not been repaired
- Crack on pool still waiting on water table to drop before repairs can be made
- Summer Recreation is having issues with hiring lifeguards.

8. Treasurer's Report

Currently yearly Audit is in process

Treasurer Pollak stated his concern with the fund amount in the Reserve Funds and that he will be looking at ways to keep the Association's Reserve Funds adequately funded.

9. Committee Reports:

- a. Facilities/Long Range Planning: Vice President Gosswiller gave a report that the current contract for the master plan has not met the dead line dates. It was asked if the Board would entertain the option of terminating the contract.

Director Bev Vasquez motioned to terminate the contract with the condition that we received a full refund of \$1,540. Treasure Guy Pollak seconded the motion. Motion passed unanimously.

Discussion on the extra properties that the Association owns, and is looking into selling. Property values have been established.

Committee recommended replacing the swing set in the children's playground area. Cost was \$3,000.

b. Finance:

Treasurer Pollak discussed the items that have impacted the budget this year. The storm related damages, dredging of Fly-In Lake and looking into the cost of a generator for Lodge.

Treasurer Pollak referred to the storm damage list of items and cost that Manager Abila submitted. The storm list was still in process and will be finalized in the next couple of weeks.

Treasurer Pollak stated that the Finance committee was recommending an Emergency Assessment, but still needs the final cost on the damages done to the amphitheater. During the last storms the upper seating areas collapsed. This caused the need to bring in an outside contractor to conduct the repairs.

President McAtee stated that once the final number has been submitted by Manager Abila he would call for a Special Board Meeting.

Treasurer Pollak discussed the proposal of the lake aeration units to be installed in both Fly-In Lake and Lodge Lake. The units will save over \$100,000 in dredging costs.

- c. **Summer Recreation:** Recreation Department will be doing the 4th of July parade this year.
- d. **Events Committee:** Appreciation Dinner was a very good night 65 members attended.
- e. **Architectural Review:** No Report
- f. **Special Projects:** No Report
- g. **Bylaws & CC&R's:** No Report

10. Fire Prevention:

Directors Cooke stated that the VIP program is gearing up for the inspection date.

11. EPPOC:

12. Old Business:

- a. Court date is May 3, 2017
- b. Use of live media, tabled until next board meeting

13. New Business:

- a. Borrowing from the Reserve Funds, tabled until all information is obtained
- b. Swing set approval for \$3,000. Is information
- c. Helicopter Insurance article will go into the next Lodge Log and post on HOA website

Correspondence:

14.Closed Session: discussion on court date and attorney client info.

10 Adjournment: 11:46 am

Respectfully submitted: Tony Abila