

Approved minutes of the regular Board of Directors meeting June 17, 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 Chris Gosswiller Vice President Bev Vasquez, Treasurer Guy Pollak, Secretary Jimmy Cooke, Director Bob Podesta, and Bruce Utter.

Staff Present:

General Manager: Tony Abila

Absent: Director Denny Clemens and Assistant General Manager Amber Meyer

3. **Member/Guest Introduction:** none
4. **Member/Guest comments:** none
5. **Approval of Minutes of the Regular Meeting Minutes of June 17, 2017**

Vice President Bev Vasquez motioned to approve the June 17, 2017 Meeting Minutes. Treasurer Guy Pollak seconded passed anonymously.

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

President Gosswiller welcomed and introduced the new Board of Directors Board Members, and thanked them for volunteering and supporting the Association by willing to serve on the Board. President Gosswiller thanked Mike McAtee and Linda Penney for their years of service and dedication. President Gosswiller commented on the storm damage this past winter, and that the Association is still dealing with the repairs, and thanked the maintenance staff for their hard work to ready the facility. This next year the board of directors will be working hard on budget 2018 budget with the rising cost of minimum wage, the legal case that is now schedule for August 2nd and the third year Reserve Assets Study.

7. Manager's Report: Manager Abila reported

- Legal Fees: Additional \$80,491.79 and total legal fees \$195,409
- All yard waste was removed from Fly-In Lake
- Reserve Study: Study will be completed in August
- CC&R report: Home located in Unit 10 has been turned into Code compliance for failure to remove construction materials.
- Lake report: Fly-In lake: Issue with fish dying and it is unknown at this time what is the cause
- Amphitheater project: Foundation has been completed and next step is to install block wall.

- Bids on cleaning property that is for sale on Blue Lake Springs have not been submitted
- Sales of extra lots and what size each and price of each property
- Members request of documents was fulfilled
- Discussion on delinquent accounts and noticed to owners. Discussed possibility of taking delinquent owners to small claims court
- Restaurant income is very good off only \$1,000. This is very good seeing as the restaurant had to shut down for two weekends in January.
- Reviewed the certification of lifeguards. It was the general agreement of the board that certified guards must be used at the pool.

8. **Treasurers Report:**

9. **Committee Reports:**

- A. **Finance:** will be meeting
- B. **Summer Recreation:** no meeting
- C. **Events Committee:** no meeting
- D. **Architectural Review:** three sets of plans for approval
- E. **Facilities/ Long Range Planning:** Did not meet in May
- F. **Special Projects:** Staff BBQ on August 11th.
- G. **Bylaws & CC&R's:** No report

10. **Fire Prevention:** Director Cooke reported VIP inspection 1,727 properties were inspected and 1,068 failed inspection. 659 passed. A majority of the properties are dealing with dead trees and do not want to clean up around the downed trees. Owners do not want to cleanup twice because once the tree is removed there is more mess to clean up. Additionally the cost is getting higher. So far to date a 135 hours have been spent working on the notices and answering emails.

11. **EPPOC:** EPPOC Minute will be attached to Board Minutes

12. **Old Business:**

- a. Undated on members legal litigation: Court date of August 2, 2017
- b. Update on storm damage: Some repairs have been conducted and will continue at the end of the summer season.

13 **New Business:**

- a. Recreation usage fees for long-term renters: management requested that a set fee for long term renters.
Vice President Bev Vasquez motioned Motion to set a renters usage fee to pay no more than the current yearly assessment. Director Bob Podesta seconded. Motion passed unanimously
- b. Committee Chairs: List will be attached to approved minutes. There was question on who the VIP Chair would be.
- c. Request for purchase of two new golf carts with dump beds.

Treasurer Guy Pollak Motion to approve the purchased of two golf carts up to \$10,000. Secretary Jimmy Cooke seconded. Funds to be allocated from Association Reserve Account Motion passed unanimously.

- d. Moving forward with taking delinquent owners to small claims court. Discussion on association's delinquency policy and how it must be followed. It was agreed that putting liens on property does not help collect from delinquent owners.
- e. Request purchase an additional POS system for the Recreation Department in processing members, guest and renters.

Vice President Bev Vasquez motioned Motion to accept the bid to purchase and install new POS system at a cost of \$7,323 for Recreation. Funds to be allocated from Association Reserve Account. Secretary Jimmy Cooke seconded. Motion passed unanimously.

14 **Correspondences:** No Correspondence

15. **Closed Session:**

16 **Adjournment:**

Respectfully submitted: Tony Abila