

Approved minutes of the regular Board of Directors meeting August 19, 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, and Directors Bob Podesta (by phone), Bruce Utter, and Denny Clemens

Staff Present-

General Manager: Tony Abila

Assistant General Manager: Amber Meyer

Absent: Secretary Jimmy Cooke

3. **Member/Guest Introduction:** 6 members attended the meeting
4. **Member/Guest comments:** Member comments on the current by-laws regarding multiple owners on one property, and who is entitled to the primary membership. Member comments regarding rental agencies, and renters who are disturbing full time residents. Members comments on trash spills and who is responsible to clean them up on rental properties. Member comments on thinning out the trees in common areas, so healthy ones can survive. Member comments on the conditions of the roads in the subdivision, and speeding in the subdivision. Members comments on educating people to not feed the wildlife.
5. **Approval of Minutes of the Regular Board Meeting July 15, 2017 meeting:**

Director Utter motioned to approve the minutes for the July 15, 2017 meeting. Treasurer Pollak seconded the motion. The motion passed unanimously.

6. **Presidents Report: President Gosswiller gave the following report:**
Good Morning Board Members,

The summer season is coming to an end. The crowds at the Lodge Lake property and a Fly-in Lake have greatly diminished with schools starting in mid-August. We should have a large number of members and guests for the three-day Labor Day weekend. There has been a large increase of renters and new members using our facilities who are not familiar with our rules. We need to make sure all attendees are provided with the rules and policies of Blue Lakes Springs. It is our goal that all enjoy the wonderful amenities

that Blue Lakes Springs has to offer. The Board of Directors hosted a Staff Appreciation Luncheon for our full time and seasonal employees on August 11th. It was attended by approximately 35 employees who enjoyed hot dogs, hamburgers and all the side dishes served by the Board of Directors. Thank you all Board of Directors for helping with this wonderful event. A special thanks to our Vice President, Bev Vasquez, for organizing the Barbecue. Thanks to Tony Abila and Amber Meyer for their leadership. We appreciate the outstanding jobs our employees do every day! As you are all aware, the lawsuit with a member disputing our assessment policy, has been delayed again. It was scheduled for the beginning of August but has now been scheduled for early December. The court system in Calaveras County can only hear trials of 3 to 5 days at the beginning of the month. Unfortunately, if the attorneys have other trials or witnesses cannot attend, the trial is rescheduled. This trial has cost our Association over \$217,000. The Finance Committee is hard at work on the 2018 budget. It is anticipated that our annual homeowner's assessment will be increasing due to the cost of the lawsuit and mandatory minimum wage increases, which affects the costs of goods and services. Many thanks to the Finance Committee for their hard work on our 2018 budget.

Thank you, Chris Gosswiller President

7. Manager's Report: Manager Abila reported

- Legal Fees: Year to Date \$189,773. The Association Attorney is petitioning the courts to set a firm date, to prevent any further delay.
- Sale of BLS property: Davis Agriculture & Ranch cleanup will be cleaning and clearing the property, with a scheduled completion date of October 1.
- Reserve Study: General Manager is in the process of conducting the reserve study, and it will be completed by the end of August. The focus has been working on the budget, and General Manager will be ready to make recommendations to the Finance Committee at the September meeting.
- Lake report: Fly-In lake- Water testing at Fly-In came back normal. Lodge Lake test came back high in total coliforms. A second test has been conducted and we are awaiting the results to determine a course of action should one be needed.
- CC&R- Several garbage spills were reported, 3 non-operational vehicles have been reported and owners notified. A pot grow has been reported in unit 1. Management is looking into the situation, will contact law enforcement once further information is gathered.

8. Operating Accounts: \$205,990

Reserve Account: \$316,185

Month of July

Income: \$ 191,257
Expenses: \$ 243,591
Net: \$ (52,334)

YTD

Income: \$1,024,969
Expenses: \$1,205,708
Net: \$ (180,739)

9. **Treasurers Report:** Income was less than budgeted due to less attendance all the way around. Expenses have been up as well.

10. **Committee Reports:**

- A. Finance:** Treasurer Pollak reported the Finance Committee met and began the process of looking at expenses to prepare the 2018 budget. Treasurer Pollak spoke on funding the reserve account, and figuring out a way to grow that account. The reserve is funded at about 20%, and should be closer to up over 50%.
- B. Summer Recreation:** Committee met with Management and had a great discussion regarding next year's program. The goal for next year is to educate our members as well as renters and guests. We would like to have an open house for realtors, because of issues with renters regarding the rules. The committee will be recommending an increase in fees for renters and guests. The committee discussed the Family Season Card and other ways of it being implemented and changing the fee structure. Basketball camp will be back next year!
- C. Events Committee:** The events committee will resume in September
- D. Architectural Review:** 3 sets of plans for review and approved
- E. Facilities/ Long Range Planning:** The Long Range Planning and Facilities Committee met at Fly-In Lake to take a tour of the facility and discuss plans for future improvements. The Committee noted that the grounds at Fly-In Lake look the best they have looked in years. This is largely due to the efforts of having a full time maintenance employee assigned to the property. The Committee discussed the problem of having one employee keeping track of people using the facility. It was suggested that an attendance booth/shed be placed by the main parking lot to have one main entrance. The top parking lot would be for handicapped parking and for loading and unloading. A split rail fence and gates will act as barriers to designate entry and exit access. A walking path for handicapped individuals will be completed so lake access is easier for these individuals. The location for improvements such as beach volleyball, horseshoes, bocce ball and a picnic area were discussed, as well as the location of the disc golf course. All projects are on hold this year due to budgetary

constraints. Some projects are slated in 2018 but all will be subject to the up-coming budget

F. **Special Projects:** No report

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

11. **Fire Prevention:** A letter has been drafted to let homeowners know if they have or have not passed 2nd inspection. It will be sent to those who received a second inspection notice. Cal Fire will not be supporting the VIP program as they have in the past. Cal Fire is changing the way the inspections will done, and are looking to move to "Education" rather than "Enforcement". Pete Padelford reported he thinks the Association should continue with the program we have, as we have. Compliance is addressed in the CC&Rs. Discussion was had on what the Associations role would be regarding enforcement of any violations if Cal Fire is no longer enforcing violations.

12. **EPPOC:** Meeting was about fire breaks in the community and how to fund and maintain them.

13. **Old Business:** Update on member's legal litigation on Assessment dispute- The August date was postponed to a possible December date, should the opposing council be available. That date did not work out, and the new trial date is tentatively set for May 2018. What the Attorney is trying to do is have that date locked in, to avoid any further delay.

Update on extra BLS small lots for sale- Our realtor is currently working with interested parties on the lots we plan to sell.

Update on storm damage- Work will resume once the facilities close for the season.

Consider approval of the Association Fining Policy- Policy was presented during the January Board of Directors meeting.

Vice President Vasquez motioned to post the proposed Violation and Fining policy for 30-day review on the website. Treasurer Pollak seconded the motion. The motion passed unanimously.

New Business: Approval of lot clearing contract-

Treasurer Pollak motioned to approve lot clearing contract, subject to \$15,000 hold back should work not be completed by October 1, 2017. Motion to include the logs be disposed at listed disposal sites, as well as any other mutually agreed upon location. Director Utter seconded the motion. The motion passed unanimously.

Correspondence: 1 Correspondence was received and reviewed by the Board regarding a consideration from the Board to amend the amount owed on a delinquent account of a homeowner in Unit 7.

14. Closed Session: 11:22pm

15. Open Session: 11:50pm

Vice President Vasquez motioned to handle the account of the homeowner in unit 7 in the same manner we handle all other delinquent accounts. Treasurer Pollak seconded the motion. The motion passed unanimously.

Vice President Vasquez motioned to forego any unnecessary projects due to financial impacts the Association has experienced this year. Director Utter seconded the motion. The motion passed unanimously.

16. Adjournment: 12:05pm

Respectfully submitted: Amber Meyer