

Approved minutes of the regular Board of Directors meeting September 16, 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, Treasurer Guy Pollak, Secretary Jimmy Cooke, and Directors Bob Podesta and Denny Clemens

Staff Present-

General Manager: Tony Abila

Assistant General Manager: Amber Meyer

Absent: Vice President Bev Vasquez and Director Bruce Utter

3. **Member/Guest Introduction:** 2 members attended the meeting
4. **Member/Guest comments:** none
5. **Approval of Minutes of the Regular Board Meeting August 19, 2017 meeting:**

**Secretary Cooke motioned to approve the minutes for the August 19, 2017 meeting. Director Podesta seconded the motion. The motion passed unanimously.**

**Presidents Report: President Gosswiller gave the following report:**

Good Morning Board Members,

Fall is in the air and the summer crowds are gone. We had a very successful summer season and record crowds on the busy Labor Day weekend. Blue Lakes Springs is back to normal, at least until the ski season arrives. Work is being completed on the amphitheater and it will look fantastic when completed. It will be done by October 1st. It will be the setting for weddings, summer activities, and various social events. Many other repairs and improvements to our properties are continuing before winter occurs. The lot on Blue Lakes Springs drive is finally being cleared after numerous weather delays. Many thanks to Pete Padelford and the Do-Wooders for their efforts on clearing the property. Thanks also to all the volunteers who have assisted with clearing the lot. We are fortunate to have wonderful members who give their time and resources for our Association. The 2018 budgeting process is continuing with a thorough review of our financial matters. The Asset Review Study has been completed and will also be reviewed by the Finance Committee. The Finance Committee will be meeting many times in the next month to establish the 2018

budget. Lastly, I would like to thank all of VIP/Fire Prevention Committee volunteers. We've all seen the devastation forest fires have caused in the western states this year. We appreciate the job our volunteers do to make our community a safer place to live. I hope all the Board members can attend the reception in their honor on September 22nd.

Chris Gosswiller, President

**7. Manager's Report: Manager Abila reported**

- Legal: New trial date set for May 2018. Legal fees for 2017 have exceeded \$180,000, which will result in the Association having to look for ways to fund end of year budget and reduce additional costs.
- Sale of BLS property: Slash and wood removal is underway. Purchasing parties have issue with the way the job is being conducted and have written a letter to the Board
- Management has employed a bookkeeper and eliminated the Office Manager position.
- Reserve Study is complete and will be submitted to the Finance Committee for review and recommendation to the Board.
- Fly-In Lake: Staff has been conducting clean out of the area along the north end of cove area. PG&E will revisit site to review the installation of power pole and meter. Lines for bubble system will be moved in to cove area. No further action needed on the otter situation.
- Amphitheater Project: Water and electrical lines have been installed. All asphalt has been removed and new concrete pad is being installed. Once concrete is completed, new sod will be installed.
- Lodge Lake: After much consideration Management has decided it is best to keep planting trout, and shut bubbler system off until after the fishing derby

8. **Treasurers Report:** No report. Financials were unavailable at time of meeting

9. **Committee Reports:**

**A. Finance:** Treasurer Pollak reported the Finance Committee would be meeting again on September 22<sup>nd</sup> to continue the 2018 budget process

**B. Summer Recreation:** 2018 Recreation handbook is being reviewed and revised and will be presented to the Board for final approval at a later date

**C. Events Committee:** Meeting will be held on September 27th

**D. Architectural Review:** no report

**E. Facilities/ Long Range Planning:** no report

**F. Special Projects:** No report

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

10. **Fire Prevention:** Secretary Cooke reported regarding the VIP program and getting homeowners to clean up their properties. With the passing of the Violation and Fining policy, there is now a tool to get homeowners attention and get them to clean their property. Secretary Cooke also reported on his concern with the bark still remaining in ditches in the subdivision. Secretary Cook has been in contact with PG&E and Phillips and Jordan to ensure it is getting cleaned, as it is their responsibility. Secretary Cooke brought up the subject of possibly changing the CC&Rs to reflect homeowner's responsibility of cleaning property pin to pin, as well as the ditches alongside the road. The change would need to be taken to the membership for vote. Management brought up the fact that CC&Rs cannot be more restrictive than the Civil Code. Discussion on continuing Education for Homeowners before taking the approach of amending documents. VIP coordinator for 2019 options were discussed

11. **EPPOC:** Meeting minutes attached

12. **Old Business:** Update on member's legal litigation on Assessment dispute- Covered in Managers report

Storm Damage Repair/Emergency Assessment update- Work has resumed on storm damage repairs

Update on extra BLS small lots for sale- 2 of the properties are in escrow. One of those properties has some debris, old tires, etc. on the property. Buyer has asked for a reduction of \$500 in the sales price in order to clean up the area.

**Director Podesta motioned to sell property on Wawona AS IS, for a price of \$4000.00 Secretary Cooke seconded the motion. The motion was passed unanimously.**

Consider approval of Association Fining Policy- Presented with the removal of Architectural Control.

**Secretary Cooke motioned to adopt the Violation and Fining Policy as presented. Director Podesta seconded the motion. The motion passed unanimously.**

13. **New Business:** Approval of authorization letter for Association Bank signature cards

**Treasurer Pollak motioned to approve bank authorization letter with corrections. Director Podesta seconded the motion. The motion passed unanimously.**

**Correspondence:** 5 letters received and discussed by the Board. 2 Were in regards to the fining policy, 1 was asking the board to consider a new pool rule not allowing soaker balls in the pool, 1 in regards to a delinquent account, and 1 regarding a neighboring property and tree clean up.

14. **Closed Session:** 10:50am Delinquent Accounts

15. **Open Session:** 11:55am

**Secretary Cooke motioned to file liens on any delinquent property owing over \$1000.00. Treasurer Pollak seconded the motion. The motion was passed unanimously.**

**16. Adjournment:** 12:00pm

Respectfully submitted: Amber Meyer