

Approved minutes of the regular Board of Directors meeting November 18, 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 Denny Clemens and Bruce Utter

Staff Present-

General Manager: Tony Abila

Assistant General Manager: Amber Meyer

Absent: Vice President Bev Vasquez and Director Bob Podesta

- 3. Member/Guest Introduction:** None
- 4. Member/Guest comments:** None
- 5. Approval of Minutes of the Regular Board Meeting October 21, 2017 meeting:**

Director Utter motioned to approve the minutes for the October 21, 2017 meeting. Secretary Cooke seconded the motion. The motion passed unanimously.

Presidents Report: President Gosswiller gave the following report:

Good Morning Board Members,

It appears winter is on the way with rainy and cold weather. Our streets are filling with water from the storms and drainage is a problem due to debris left from trees being cut down. Jimmy Cooke has been in contact with PG&E and their various contractors to seek answers for the removal of the debris. It appears our homeowners will be responsible for a great amount of tree and bark removal. It is an on-going problem with no easy solutions. I want to thank Jimmy for all his efforts and hard work in assisting our homeowners.

The annual assessment is ready for mailing along with a description of the changes to the 2018 budget by Treasurer Guy Pollak. The Finance Committee did an outstanding job in reviewing our expenses and chartering policies which will make our Association fiscally stronger in the coming years.

Some members of the Board had very productive and informative meetings with the Fire Chiefs of Ebbetts Pass and CAL FIRE to discuss the Fire Grant issue (now known as the Fuel Reduction Break Grant) which was tabled at the October Board meeting for additional

information and clarification. Both sides learned and understand each other's positions. Future meetings are planned to discuss the importance of fire safety and possible grants for Blue Lake Springs and the greater Arnold community.

In closing, I would like to say that I am very thankful for having such a wonderful Board of Directors, along with Tony and Amber and their staff to support and guide our Blue Lakes Springs community. I hope you all have a wonderful Thanksgiving!

7. Manager's Report: Manager Abila reported

- Legal: No new update for the month
- Sale of BLS property: BLS staff will be spreading chips on the property as soon as they come in
- Delinquent Accounts: Management will begin to record liens on the properties that were approved during the September 12th Board of Directors Meeting
- Employees: Sharon Anderson has retired after ten years as the Associations Part-time Administrative Assistant.
- Fly-In Lake: Lake has been drained and valve cleaned and inspected. Everything is in working order. Lodge Lake has been drained halfway. Spillway has been cleaned, during the cleaning it was noted there are repairs toward the bottom of the concrete spillway that will need to be accomplished. Maintenance staff will do the repairs.
- Vehicle at Fly in Lake parking lot was inspected and found to have a blown head. County Code Compliance unit has been contacted
- Amphitheater Project: Staff will begin work on seating area in January 2018
- Association Policies and Procedures: Management is requesting an update to Policy 500-A-13 "Lodge Log to contain letters to the editor". The changes that have been made are to clarify sections, and to place a limit on the number of letters that can be published on the same subject.

8. Treasurers Report:

There was a discussion on simplifying financial reports for the coming year, as well as making them quarterly.

Treasurer Pollak motioned to make P&L statements quarterly, without line items, to simplify reporting. Director Utter seconded the motion. The motion passed unanimously.

9. Committee Reports:

- A. Finance:** Treasurer Pollak reported the Finance Committee have not met since finalizing the budget, but that Management has completed the Asset reserve reivews.
- B. Summer Recreation:** No report
- C. Events Committee:** Director Utter reported the Events Committee is under budget for the year
- D. Architectural Review:** No report
- E. Facilities/ Long Range Planning:** No Report

F. **EPPOC:** Meeting minutes were reviewed

10. **Fire Prevention:** Director Cooke reported he had had meetings with Phillips and Jordan as well as PG&E regarding the cleanup around the subdivision, specifically bark in the ditches. He was assured it would be cleaned, but no one knows as to what extent. It will be the homeowner's responsibility to ensure their culverts are cleaned up. Director Cooke also mentioned the need to remind homeowners regarding trees and logs on their properties to contact PG&E directly and to be persistent.

- **Old Business:** Update on member's legal litigation on Assessment dispute- no update
Update on extra BLS properties for sale- 3 of the listed properties are in escrow. The water company will be charging a \$25.00 annual shareholder fee on the small lots listed for sale.
Update on Fuel Reduction Grant- Discussion was had on applying for grants in the future

Secretary Cooke motioned that before any grant is written and submitted, it must be reviewed and approved by the board of directors. Treasurer Pollak seconded the motion. The motion passed unanimously.

Review & Posting update to Policy 500-A-17 (Major Asset Reserve Component Protocol) Policy was updated and changes made to some wording.

Treasurer Pollak motioned to approve the changes as indicated to Policy 500-A-17. Secretary Cooke seconded the motion. The motion passed unanimously.

- **New Business:** December 16th Board meeting postponement-

Director Clemens motioned to cancel the December 16th Board Meeting. Director Utter seconded the motion. The motion passed unanimously.

Approval of 2017 Reserve Study-

Treasurer Pollak motioned to approve 2017 reserve study. Director Utter seconded the motion. The motion passed unanimously.

Adjustment of late fees/interest due to overlapping billing-

Director Utter motioned to write off interest in overlapping billing accounts. Treasurer Pollak seconded the motion. The motion passed unanimously.

Correspondence: Will be discussed in closed session

14. Closed Session: 11:55am

a. Delinquent Accounts

b. Discussion of director requirements – tabled to January BOD meeting

15. Open Session: 12:10pm

16. Adjournment: 12:10pm

Respectfully submitted: Amber Meyer