

Approved minutes of the regular Board of Directors meeting January 20, 2018

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, Secretary Jimmy Cooke, and Directors Denny Clemens, Bruce Utter. Director Bob Podesta attending via conference call

Staff Present-

General Manager: Tony Abila

Assistant General Manager: Amber Meyer

Absent: Treasurer Guy Pollak

3. Member/Guest Introduction: Members from the following lot/unit numbers attended the meeting. 117-09, 278-02, 661-05, 43-11, 379-03, 111-10, 146-09, 363-03, 140-13

4. Member/Guest comments: Several members commented on the increase and the change in the family season card structure. There was a lively discussion about how the increase affects those members with multiple adult children who also have families. The Board agreed to revisit the fee structure and have an answer to the membership at the next meeting. There was also a concern brought up by a member regarding an agenda item under Architectural Review. Management informed the member that the county had already granted the variance and it was no longer in the Associations Hands, and was being stricken from the agenda.

5. Approval of Minutes of the Regular Board Meeting November 18, 2017 meeting:

Secretary Cooke motioned to approve the minutes for the November 18, 2017 meeting. Director Utter seconded the motion. The motion passed unanimously.

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

Good Morning Board Members,

I hope everyone had happy holidays and 2018 will be a good year for all. My focus for 2018 is to provide clear and accurate information for our membership. As I stated in the January Lodge Log, there is a lot of incorrect information circulating on social media. Our members need information from reliable sources such as the Board Minutes and the monthly Lodge Log. Please encourage your neighbors and fellow homeowners to sign up for BLS email services. There have been requests for

information regarding the on-going lawsuit. As a Board, we will provide as much information as possible but cannot divulge any information which could compromise our legal position. We understand the frustration over the costs and lengthy legal proceedings. We will be issuing a letter further explaining the lawsuit. The trial is now scheduled for the first week of May. As always, we encourage our homeowners to attend the monthly Board meetings or if unable to attend, send a letter to the Board which will be reviewed in the Board meetings. We value your input and welcome your comments and suggestions.

Thank you,

Chris Gosswiller

President

7. Manager's Report: Manager Abila reported

- Administration: An updated list of Delinquent accounts was attached to the Board Book along with an updated CC&R violation list, and a project list.
- Sale of BLS properties: 3 small parcels have sold, with a sales amount of \$11,081
- Fly-In Lake: Lake valve was closed on January 10, 2018. The low water flow and the lack of weather is a concern. If large storms are predicted the lake valve will be reopened.
- Lodge Lake: Lake valve has been closed as well, with the same concerns as Fly-In Lake
- Vehicle at Fly in Lake was removed by County Code Compliance unit.
- Amphitheater Project: Staff has begun work on retaining walls and seating area
- Association Policies and Procedures: Management is requesting an update to Policy 500-A-13 "Lodge Log to contain letters to the editor". Approval of policy was not included on today's agenda. Approval will need to be moved to February
- Food Service: December saw the highest attendance of past Decembers since 2012. With busier dining nights and private holiday parties, it was a solid month for the Lodge.

8. Treasurers Report:

Financial review provided by Manager Abila

Month of December

Income: \$132,867

Expenses: \$108,922

Net: \$23,946

Year to Date 2017

Income: \$1,951,327

Expenses: \$1,756,163

Net: \$24,804

9. Committee Reports:

A. Finance: No Report

B. Summer Recreation: No Report

C. Events Committee: Director Utter reported the New Year's Eve event was a success, and sold out! The events committee has come in under budget for the total events in 2017

D. Architectural Review: No report

E. Facilities/ Long Range Planning:

The LRPC discussed repairs to BLS that occurred from the winter storms in early 2017. Two more drains need to be installed to divert water. The amphitheater will be done before May 2018 and ready for the busy summer season. Discoloring to the pool due to iron deposits in our water will be removed prior to the pool reopening for the summer.

The Committee reviewed a new 2018 Project List prepared by Tony. It includes project name, description of work to be done, budgeted amount versus actual cost, start and completion dates, and who is responsible for the project. This is a "living document" and will be updated on a regular basis as work is completed. It provides an excellent overview and time line of the 2018 projects.

Meeting was adjourned at 3 pm. Next meeting will be February 13, 2018 at Snowflake Lodge.

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

10. **Fire Prevention:** Director Cooke reported CAL FIRE Vip inspections will begin memorial day weekend, and for homeowners to have their lots cleaned by the first inspection. If it is not, you will receive a notice from both the Association and Cal Fire regarding clean up on your property. Second inspections will begin Independence weekend. Director Cooke mentioned with the new Violation and Fining Policy he is hoping the Association can use it as a tool to get homeowners in compliance with PRC4291 as well as the CC&Rs. VIP inspectors are always needed, please contact Jimmy Cooke or the Association office if you would like to volunteer.

11. **Old Business: Update on sales of BLS Extra properties-** was covered in the General Managers report.

Request from Ebbetts Pass Fire District on usage of BLS property for emergency evacuation route in unit 11- A letter was sent asking for clarification on if use would be in either direction, and whether or not the EPFD would be interested in purchasing the property from BLS. A member in attendance sits on the fire board and informed the Board EPFD would not be purchasing the property, and yes the evacuation road would flow both ways. A discussion was held on the cost of adding an easement to the property, as it is one of the small parcels the association has for sale, or deeding it over to the Fire Department. Further research is needed.

Update on lawsuit: President Gosswiller reported the Board will be issuing a statement regarding the lawsuit shortly. The court date is scheduled in May. Part of the delay in

getting to court has been the Calaveras County on hearing longer trials the first week of the month, and this is scheduled to be 5 days. The other problem is if there is a higher priority case happening the date could be bumped. The Board cannot disclose too much information as to not compromise the case, but will be able to disclose more after the trial has ended.

12. New Business: Discussion of Director requirements- The discussion of Director requirements stems from the fact 3 directors will be leaving the Board this year. There is always a need for volunteers. The Board is simply opening the discussion for review at a later date.

501 (c)(7) Association tax filing status- An explanation of the statute was presented to the Board for reading. The Board will be reviewing to see if the Association were to change current tax status what the ramifications would be.

Family Pass fee/structure- Management provided reports on what the difference would be financially with the current fee structure compared to last year's numbers. There was a review of the 2018 fees and structure. Due to overwhelming member feedback and comments, the Board has decided to review the current structure and have an answer back to the membership at the February 2018 Board Meeting.

Vice President Vasquez motioned to send the family season pass fee structure back to the Summer Recreation Committee for review. Director Utter seconded the motion. The motion passed unanimously.

Sign/Banner regarding prc4291 placed on HWY4/Moran Rd- Director Cooke discussed the benefits of placing a sign to remind homeowners of their responsibility to comply with PRC4291, as well as the cost of doing so. It was mentioned CALFIRE may already have a sign they would provide for the Association. Discussion was had on how to educate the membership further without placing a sign on the highway.

13. Correspondence: Several Correspondence were received regarding the lawsuit, and the current fee structure for the family season card. The Board discussed responses to the letters received.

14. Closed Session: 10.35am

- a) Delinquent Accounts
- b) Review of legal items pertaining to ongoing lawsuit

15. Open Session: 11:35am

Director Utter motioned to publish letter regarding the lawsuit in a future Lodge Log. Secretary Cooke seconded the motion. The motion passed unanimously.

16. Adjournment: 11:38 am

Respectfully submitted: Amber Meyer