

Approved minutes of the regular Board of Directors meeting February 17, 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, Treasurer Guy Pollak, 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

3. Member/Guest Introduction: Members from the following lot/unit numbers attended the meeting. 145-09, 043-11, 066-12, 111-10, 230-02, 172-10, 117-09, 740-05

4. Member/Guest comments: A member expressed her concern over the lack of work on the firebreak, which would back to her property. There is a property that backs to her, not in BLS and privately owned, that has not been cleaned and has dead and dying trees that have fallen on her property. Another member commented on the Associations received bid for a generator, as well as swimmers itch and combating for the summer months. The Board was thanked for reviewing the family season pass fees and structure.

5. Approval of Minutes of the Regular Board Meeting January 20, 2018 meeting:

Secretary Cooke motioned to approve the minutes for the January 20, 2018 meeting. Director Utter seconded the motion. The motion passed unanimously. Treasurer Pollak abstained.

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

Good Morning Board Members,

It appears winter has taken a vacation this year. I hope we get some rain and snow in the remaining months before we are back in the summer heat. We need the rain for our trees so the bark beetles don't make a comeback. Our staff is using the good weather to make improvements to our facilities with work on-going at the amphitheater. Part of the grass planting will be done by the Memorial Day Weekend which kicks off our summer activity.

I have received many good comments about the graphs that appeared in the February Lodge Log that detailed our financial situation and the asset reserve account. The graphs were easy to understand. Thanks again to Director Bruce Utter for compiling the graphs.

We received notice that the plaintiff on the lawsuit against the Blue Lakes Springs assessment policy has filed a Motion for Summary Adjudication. This Motion, which will be discussed in further detail later in the agenda, will be heard at the Calaveras Courthouse on March 16, 2018. Our Volunteer Appreciation Dinner will be held on Thursday, March 22nd at Snowflake Lodge. This dinner is to thank all volunteers for their time and efforts to help make Blue Lakes Springs such an outstanding community. I hope all the Board of Directors can attend this dinner and thank our many volunteers in person.

Chris Gosswiller

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.
- Association Policies & Procedures: Updated Policy 500-A-13. The changes that were made are to clarify sections of the policy and to place a limit on the number of letters that can be posted. This is due to the number of issues now published. Policy 500-A-29 Payment Plan Authorization was included in Board books for review. It will not be voted on or discussed during the meeting, as it was not on the agenda.
- Security: On January 23, 2018 the lock to the restroom building at Fly-In lake was cut and unknown person(s) set off the alarm. No entry was made. No other damages. The unknown person(s) were able to cover the camera from behind. Management has installed a new 4 camera system that limits tampering. Due to the recent thefts in the greater Arnold area, Management installed a 4 camera system at the Maintenance building. 3 cameras outside and 1 inside.
- Fly-In & Lodge Lakes: Bubblers will be reinstalled and started up in lakes. Water will also begin to be treated with pellets that eat organic matter and sludge.
- Food Service: January was steady for dining, considering the lack of snow and skiers. There was a successful private event dinner and dance that went well. There will be a menu change in March, which will be publicized via email blast to the membership.

8. Treasurers Report:

Reports will be given quarterly for 2018. March 23rd will be the Annual Audit review by the Associations CPA.

9. Committee Reports: A. Finance: No Report

B. Summer Recreation: No Report

C. Events Committee: Director Utter the Events Committee finished 2017 under budget by \$2,327. The Volunteer Appreciation dinner will be held on March 22, 2018. The Spring Event theme has been decided and will be "Cinco de Mayo", happening on the 5th of May. The Fall Event will be held on October 20th, theme TBD. Holiday Brunch will not be held this year due to lack of attendance.

D. Architectural Review: No report

E. Facilities/ Long Range Planning:

Director Clemens gave the following report:

The Long Range Planning Committee discussed the on-going parking situation that occurs during the summer season. Committee members walked the Lodge Lake property. Possible solutions include developing the parking lot adjacent to Snowflake Lodge. Moving employee parking to the cul-de-sac near the lower entrance would free up additional spaces in the upper lot. Other suggestions involving leasing the area at the BLS Mutual Water District for parking. These ideas will be followed up by letters and bids in the next LTPC meeting. A discussion ensued regarding how to entice more people to the Fly In Lake Recreational area to help alleviate overcrowding at the Lodge Lake property, particularly on busy holiday weekends. Disc Golf and a nature trail will be completed at the Fly-In property before the Memorial Day weekend as well as tree trimming. The Fly In Parking lot will be re-stripped to designate parking spaces. Food options at Fly In were discussed with suggestions ranging from a hot dog cart to a food truck service. These options will be investigated and discussed at the next meeting. Member Mike McAtee has offered to work on a Master Plan of Fly In Lake to determine future projects and development of the property. A membership survey of that was done in 2006 will be reviewed by the LRPC to determine if or when another survey should be done. The survey will be discussed at the next LRPC meeting on March 13th at 2pm at Snowflake Lodge. Meeting was adjourned at 3:30 pm.

F. EPPOC: Meeting minutes were reviewed

- 10. Fire Prevention:** Secretary Cooke reported he had a meeting with the new Battalion Commander from CALFIRE, Andy Murphy. They spoke about the VIP program, and different ways of getting info to CALFIRE. Secretary Cooke will continue to work on getting the VIP program up and running for 2018. It was reported there were 32 inspectors already on board, but more are always needed. The BLSHA VIP program is used as an example by the State of California when training other entities. There was a discussion on placing “100 Foot Defensible Space” signs at various entries to Blue Lake Springs. Sign will be provided and installed by CALFIRE should the board decide they want them. There was discussion on what the benefit is of being designated a “Fire Wise” community.
- 11. Old Business: Update on sales of BLS Extra properties-** 4 remaining properties for sale

Request from Ebbetts Pass Fire District on usage of BLS property for emergency passage- EPFD responded they are not interested in purchasing property. An option would be to deed it over to EPFD, or write and easement into the deed for future sale. Management will check with Association insurance company to check liability of deeding property over.

Update on ongoing lawsuit- Update in Presidents report was given. Plaintiff has filed a Summary Adjudication

Family Pass fee structure- A recommendation was made to the Board by the Summer Recreation committee, after further review, to reduce the cost and revert to previous years structure. The fee recommended is \$175.00, to include all Eligible Family of the member.

Vice President Vasquez motioned to accept the proposed change to the family season card fees and structure. Director Podesta seconded the motion. The motion passed unanimously.

Sign/Banner regarding PRC4291 placed on HWY 4/Moran Road- Discussion on placing a sign on BLS property regarding defensible space and PRC4291 and potential locations. The idea of seasonal banners was brought up and discussed, as opposed to a permanent sign.

Director Clemens motioned to purchase seasonal banners for different locations in BLS for fire clearance. Vice President Vasquez seconded the motion. The motion passed unanimously.

Approval of Policy 500-A-13 Lodge Log to Contain Letters to the Editor- Updates to policy was made. Some wording changes were discussed to make the Policy clearer.

Secretary Cooke motioned to accept & approve Policy 500-A-13 with revisions as discussed. Vice President Vasquez seconded the motion. The motion passed unanimously

12. New Business:

Member in litigation with the Association has filed for a Summary Adjudication- Motion will be heard in Calaveras County court on March 16, 2018.

13. Correspondence: Correspondence was received on misuse of Members Guest Card. Management was instructed to write an article in the Lodge Log on proper use of member and guest cards, and to contact the owner of the property with instructions to cease misuse.

14. Closed Session: The ongoing lawsuit was discussed 11:10am

15.Open Session: 11:45am

16.Adjournment: 11:50 am

Respectfully submitted: Amber Meyer