

Approved minutes of the regular Board of Directors meeting March 24, 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, and Directors Denny Clemens, Bruce Utter. Absent: Secretary Jimmy Cooke, and Director Bob Podesta

Staff Present-

General Manager: Tony Abila

3. Member/Guest Introduction: Members from the following lot/unit numbers attended the meeting. 379-03, 112-08, 661-05, 043-11
4. Member/Guest comments: A member commented on the possibility of providing food at fly-in lake, along with different options that may be available. The discussion of offering food at fly-in for the membership has been a discussion in the Long Range Planning meetings. Management informed those in attendance that booking a food truck for heavy weekends at fly-in is already in the works. There will be more information to follow once confirmed.
5. Approval of Minutes of the Regular Board Meeting February 16, 2018 meeting:

Director Clemens motioned to approve the minutes for the February 16, 2018 meeting. Vice President Vasquez seconded the motion. The motion passed unanimously.

6. Presidents Report: President Gosswiller gave the following report:
Good Morning. It appears winter is coming later than normal with snow storms and rain in March. The snow and rain are welcome at any time in light of many years of drought and fires in California. I hope we get a good amount of rain and snow to assure us of an adequate water supply. We received the news that the judge ruled against the plaintiffs' Summary Adjudication in the lawsuit against Blue Lake Springs. It appears we are still slated for the trial against the member disputing our assessment policies in early May. More to follow in today's agenda on that subject. I am happy to report that the lot on Blue Lake Springs Drive has finally closed escrow. The sale was delayed due to inclement weather conditions and the huge task of removing many dead trees from the property. The decision was made several years ago by the Board of Directors to sell the lot and purchase the adjacent property next to Fly-inLake and develop the property for our membership. The Long-Range Planning Committee has been investigating different ways to draw people to Fly-inLake from Lodge Lake and alleviate overcrowding during the busy summer season. Improvements slated in 2018 include a walking trail, disc golf and

dredging part of Fly In Lake in the Fall. The Board will begin the process of looking for a Director of Elections for the election of 3 Board members whose 3 year terms will be ending in June 2018. Applicants will be required to complete an application and submit a resume to run for the Board. Election results will be announced at the annual meeting on June 2, 2018. It is a fallacy that you have to be a full time member at BLS to be on the Board. We have one board member who is a part time resident and joins us via conference call when necessary. I anticipate we could have more part time owners as board members as the demographics of our community is changing from full time members to more second home owners. We have a lot of talented people with different backgrounds and skill sets who would be an asset to the BLS Board of Directors. I hope we get a number of candidates applying to fill these 3 positions. We honored our Blue Lake Springs volunteers at our annual Appreciation Dinner on Thursday, March 22nd. Forty-Seven volunteers attended the event which included members from the Finance Committee, Long Range Planning and Facilities Committee, the Events Committee, and VIP. These volunteers make our community a great place to live. I would like to say a special thanks to my fellow Board members who volunteer their time and talents. Although not volunteers, many thanks to Tony Abila and Amber Meyer and their respective staffs for a well-run association. Chris Gosswiller

7. Manager's Report: Manager Abila reported

- Amphitheater: Work slowed down due to weather. Once it can be resumed concrete will be poured for retaining wall, and from that point decking and stairway can be done.
- BLS Property for sale: The property on Blue Lake Springs Drive has closed escrow.
- Facilities: The recent rain and snow were a great test to check the repairs made from last winter's storm damage, and for the most part have held up well. The only issue was an asphalt patch job that sunk, due to the ground underneath being compromised with too much water. This will be repaired prior to the open of Summer season.
- Fly-In & Lodge Lakes: Lakes are full because of rain and snow melt
- There was a discussion on contacting the count regarding bark in ditches, and the problems experienced during the recent storms with bark in drainage areas. There was also a discussion on snow plows, and the courtesy of drivers and how spots around the subdivision can be declared as hazards and be plowed first.
- CC&R Report: There have been issues with advertisement signs in and around the subdivision, on telephone poles as well as properties. Those signs on poles are illegal, and can be taken down by the Association. Signs on lots need to be removed by homeowners.
- Food Service: February was steady for the restaurant. The crab feed was held 2/18, and was sold out by mid-January. Staffing continues to be an issue.

8. Treasurers Report:

Financial Reports will be given quarterly for 2018.

Treasurer Pollak reported some funds received from sales of properties will be used to pay off an outstanding loan. Treasurer Pollak suggested 50% of the remaining funds could be invested in the asset reserve account, and 50% could be held in one of the Associations accounts to serve as a buffer for expenses.

Director Utter motioned to put half of the remaining funds from the sale of property into asset reserves, and the other half into the bank for expenses. Vice President Vasquez seconded the motion. The motion passed unanimously.

9. Committee Reports:

- A. Finance: none
- B. Summer Recreation: Recreation Handbook has been posted online. The Job fair will be held April 7th.
- C. Events Committee: no report
- D. Architectural Review: 3 applications were reviewed and approved
- E. Facilities/ Long Range Planning: No report
- F. EPPOC: Meeting minutes were included with the board book

10. Fire Prevention: I have had 3 meetings with our Andy Murphy, CALFIRE Arnold Battalion Chief and Steve Hewlett, CALFIRE Fire Captain, Big Trees Battalion. The meetings are regarding the CALFIRE VIP Program and the Wildfire Community Preparedness Day on May 5th at Independence Hall. The VIP Program has been moved up here to the Arnold CALFIRE station from the San Andreas office. Both Andy and Steve are local guys and will be hands on with the VIP program in the Hwy 4 Corridor. I am enthusiastic regarding the support from CALFIRE this season. There are going to be changes to the Inspection forms that will require that all inspection forms be on a 4 part carbon and be hand written. We are discussing this with CALFIRE to come up with solutions to alleviate hand writing all the addresses. In prior years we have been able to print out the forms from our VIP computer in the office. At this time, it's still up in the air as to what is going to happen. The other HOAs are also concerned about this. CALFIRE Responsibilities regarding the VIP Program. In my discussions with Andy and Steve, they have indicated that they have additional resources for writing citations. It's called a "Ticket Blitz" and has been done successfully in prior years, but not recently. If a property fails both of our VIP inspections, as well as CALFIRE inspection, then the HOA can begin the process laid out in the violation and fining policy. Wildfire Community Preparedness Day - May 5, 2018 Independence Hall- This will be the 4th year for this event. This event qualifies us to renew our Firewise designation for 2018. It is sponsored by National Fire Protection Association, State Farm and the Hwy 4 Firewise Committee. In prior years, Pete Padelford, and then Doug Nunes have put it together. Louise Cooke and Jill Micheau, VIP Coordinator of Meadowmont, have partnered to put on the event this year. MC. The agenda is still being put. This is a well-attended event of about 150 people. We are hoping for even more this year. CALFIRE, US Forest Service, Ebbetts Pass Fire District, County Office of Emergency Services, we are asking for a representative from the California Insurance Commissioner, PG&E, ACRT. There will be solution tables with reps from all these agencies available, including are VIP Coordinators, after the speakers are done to answer questions. Cal Waste is providing a barbecue lunch as they have done every year

11. Old Business: Update on sales of BLS Extra properties- Work will resume on selling 4 more of the small parcels the Association has listed

Request from Ebberts Pass Fire District on usage of BLS property for emergency passage- President Gosswiller suggested the Association realtor continue to try and sell the property, but with the easement written in for Emergency Access road.

Vice President Vasquez motioned to move forward with the drafting of the easement for BLS property on North Sierra View. Treasurer Pollak seconded the motion. The motion passed unanimously

Update on ongoing lawsuit- The judge ruled against the plaintiff's summary adjudication, which means we will be going to trial in early May.

Sign/Banner regarding PRC 4291- Secretary Cooke is looking into the purchase of these banners

12. New Business:

Appointment of Director (s) of Election: Discussion on how many, as well as who will be asked if they would like to Volunteer for this position. Cannot be a Board Member or his/her spouse. President Gosswiller will be asking 2 previous Directors if they would be interested in doing it again, should there be an election.

Call for Candidates for Directors: Was sent out to the membership in the March mailing, as well as emailed.

Policy 500-A-2 Use of Snowflake Lodge Facilities & Recreational: Update in the law requires policy update. The new civil code reads Association cannot charge members for usage of the facilities for holding a meeting at the facility political in nature, and/or pertaining to membership.

Vice President Vasquez motioned to approve changes in Policy 500-A-2. Director Utter seconded the motion. Motion passed unanimously.

Policy 500-A-11 Procedure for updating and reissuance of changes to bylaws:
Request removal of policy, due to Article 11 Amendments of by-laws covers procedure

Vice President Vasquez motioned to remove Policy 500-A-11. Treasurer Pollak seconded the motion. The motion passed unanimously.

Policy 500-A-18 Competitive bidding by contractors: Policy updated to have more detail on how bids are obtained from contractors.

Director Utter motioned to approve changes to Policy 500-A-18. Treasurer Pollak seconded the motion. The motion passed unanimously.

Policy 500-A-29 Payment Plan Authorization: Policy allows management to accept payment plans for the current year's assessment. Allows management to charge an administration fee. If a member fails to make a payment, collections will begin for the remainder of the amount owed.

Treasurer Pollak motioned to approve the changes to Policy-500-A-29. Director Clemens seconded the motion. The motion passed unanimously.

New Policy 500-A-36 Association Annual Assessments & Fees Structure: The association fees structure will be reviewed and approved by the board of directors each year.

Vice President Vasquez motioned to approve Policy 500-A-36 with changes discussed. Director Utter seconded the motion. The motion passed unanimously.

Request approval to amend TM Grant to fund log removal: The grant is being amended to fund log removal up to \$3000. Initially log removal was held off by CALFIRE, who are now asking for the re-approval.

Director Utter motioned to accept the amendment to the TM Grant to fund log removal. Director Clemens seconded the motion. The motion passed unanimously.

13. Correspondence: Correspondence received from member who is concerned with PRC 4291. Management has spoken to member. Management has placed the entire PRC code on the website. Correspondence was reviewed regarding fees for usage of the facility.

14. Closed Session: 10:58 am The ongoing lawsuit was discussed

15. Open Session: 11:39 am

16. Adjournment: 11:40 am

Respectfully submitted: Amber Meyer