

Approved minutes the regular Board of Directors meeting April 28, 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 and Bob Podesta by phone. Absent: Secretary Jimmy Cooke

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. 230-02, 661-05, 043-11, 146-09, 032-09.
4. **Member/Guest comments:** Member suggested sending an email blast when Regular Board meetings are rescheduled to inform the membership, rather than only posting on the website. A discussion was had as well on emailing notification to membership when the Agenda is published on the website. Dave Hicks presented a proposal from the BLSMWC requesting the use of half of the Fly-In parking lot for equipment storage beginning in June/July 2018 for 2 years.
5. **Approval of Minutes of the Regular Board Meeting February 16, 2018 meeting:**

Vice President Vasquez motioned to approve the minutes for the March 24, 2018 meeting. Director Utter seconded the motion. The motion passed unanimously.

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

Good Morning Board Members,

It appears we are finally getting some good weather after a blustery March and April. Work continues on our Lodge and Fly In Lake properties to get ready for our busy summer season. The amphitheater should be done by the time of our first movie night. The bocce court is being resurfaced and should be ready soon. The Fly In Lake property will soon have a nature trail and disc golf area. We appreciate the guidance of the Long Range Planning Committee with planning future development with our properties. It is not an easy job between weather delays and budgetary constraints. Election of Board Directors - We have three open positions on the Board of Directors this June. We have had three members apply for these positions. There is no need for an election as the members will be made Directors by acclamation at the annual meeting in June. Many thanks to these members for choosing to run for the board positions.

We had approximately a dozen people show up for the regularly scheduled board meeting on the third Saturday in April although it was rescheduled for the fourth Saturday in April due to lack of

a quorum. It was posted on the website but my recommendation for any future meetings that must be rescheduled is to post on the BLS website as well as sending several emails blasts to notify our member of the date change. My apologies to our members who showed up last weekend to attend the board meeting.

The lawsuit of a member disputing our assessment policy is still scheduled for the first week in May at this point. I will follow up with a report as details become available.

Chris Gosswiller

7. Manager's Report: Manager Abila reported

- Amphitheater: Staff has begun work on retaining walls and seating
- Fly-In & Lodge Lakes: Lake valves have been monitored during severe weather conditions and opened and closed as needed.
- CC&R Report: No update
- BLSMWC: The voting packet for the BLS water company has been provided for the Board to view and vote on. The Association has 4 properties that will require a vote in closed session.
- Fly-In Lake parking lot: The BLSMWC has requested the usage of the Fly In Lake parking lot for the storage of materials and equipment, beginning June 2018, for a two-year improvement project. The Board has been provided with a letter of request.
- Food Service: March was a difficult month for the restaurant, with illness and weather/power issues causing the restaurant to close three out of 10 operational days. Staffing has continued to be an issue. The new menu was rolled out and has been well received. A menu was provided to the Board for the food truck at fly in lake on July 7th. There will be further advertising in the May/June/July lodge logs.
- Summer Recreation: The Board was provided a Summer recreation fundraising proposal for review.

8. Treasurers Report:

Income	1st Quarter 2017	1st Quarter 2018	Difference	% 2017 vs. 2018
Assessment	\$311,975	\$361,493	49,518	16%
Administrative	\$48,875	\$15,872	(\$33,033)	-68%
Restaurant	\$50,948	\$47,756	(\$3,192)	-6%
Total Income	\$411,798	\$425,121	13,323	3.24%
Expenses	1st Quarter 2017	1st Quarter 2018	Difference	% 2017 vs. 2018
Administrative	\$130,539	\$74,795	(\$55,745)	-43%
Maintenance/Utilities	\$136,510	\$127,792	(\$8,718)	-6.39
Security	\$10,225	\$4,323	(\$5,902)	-58%
Recreation	\$7,501	\$14,166	\$6,665	89%
Restaurant	\$64,986	\$89,124	\$24,138	37%
Total Expenses	\$349,762	\$310,200	(\$39,563)	-11%
Net	\$62,036	\$114,921	\$52,885	85.25%

9. Committee Reports:

A. Finance: none

B. Summer Recreation: The Board discussed and reviewed the submitted proposal for apparel sales via a third party website that would raise funds for Summer Recreation.

Director Clemens motioned to deny the proposal for apparel sales. Director Podesta seconded the motion. The motion passed unanimously.

C. Events Committee: Upcoming event for spring will be Fiesta, a Cinco de Mayo Celebration. The Volunteer appreciation dinner honored 50 members for their hard work for the Association. The theme for the fall event in October is still to be determined.

D. Architectural Review: no report available for meeting.

E. Facilities/ Long Range Planning: REVIEW OF THE BLS MASTER PROJECT LIST - Amphitheater to be completed shortly. The bocce court is being resurfaced at Lodge Lake property. Pool stains will be removed and pool will be inspected. Disk golf and nature trail to be completed at Fly In Lake by Memorial Day weather permitting. Check In booths to be set up at the Lodge Lake property cul de sac entrance and at Fly-In Lake this summer. PARKING LOT SITUATION - We are unable to use BLS Mutual Water Company's parking lot for employee parking as they will be using it as a parking zone for heavy equipment to install the new water systems. We will be using the Lodge Lot cul de sac area for employee parking during our busy summer season. Bids will be obtained to convert the area north of Snowflake Lodge for additional parking. FOOD AT FLY IN LAKE - A food truck has been contracted to provide food at Fly In Lake during the busy July 4th holiday weekend. If this is successful, the food truck may be contracted for additional weekends during the summer. GENERATOR BIDS - Additional bids have been requested to determine pricing for a generator to power BLS. It is hopeful it can be approved by the Board and installed by the start of the summer season. 2006 MEMBERSHIP SURVEY - BLS management team to review the 2006 Membership Survey and determine what subjects and questions could be used in a future survey. Their findings will be reported back to the LRPC.

F. EPPOC: Meeting minutes were included with the board book

10. **Fire Prevention:** Howdy Y'all from Gunsight Texas....All the VIP Inspectors have been contacted, and have made arrangements to attend either the May 11th or the May 18th VIP Training/Orientation at 9am at Snowflake Lodge. There are a few who have not responded or have some conflicts, but I will make arrangements to get together with them. As of now, we have 2 confirmed new inspectors from a prior board meeting and 2 new inspectors from the email blast that was sent out. I emailed Joan Lark of Ebbetts Pass Fire District regarding the process and forms she uses for inspecting the unimproved lots. With the amount of dead wood on the ground, and standing dead trees, I feel that it is important to inspect the unimproved lots. CAL FIRE is insisting that we use new inspection forms this year. They are a 4-part carbon form and they don't fit into a window envelope. Tony is working on formatting them to work so they can be printed on a printer rather than handwriting them all (1720+) I hope we can accomplish this since handwriting or putting address tabs on all of them would be extremely time consuming and not an effective use of our volunteer's time. There will be a need for volunteers to stuff and possibly attach address labels and stamps to envelopes after the 1st inspection is completed after the Memorial Day holiday. CAL FIRE will provide the mailing materials

whatever they end up being. CAL FIRE has also requested that we mail out all the inspection forms, even the ones that have passed and require no corrections. This is something new. After the 2nd inspection is completed, around the 2nd of week of July, BLS will mail a letter out with the inspection notices to the property owners that have not completed their work. (failed) These properties will be subject to not only PRC4291 requirements and enforcement, but also our HOA Violation and Fining Policy. This letter will serve as notice for the process necessary for our policies be enforced. We will be looking for volunteers to help with this mailing also. Blue Lake Springs is a Firewise /USA designated community since 2014. There is a requirement for a community project to be done annually to renew our designation. We, along with the other Firewise/USA communities in the greater Arnold area, are planning a Wildfire Community Preparedness Day to be held on May 5th at Independence Hall from 9am – Noon. There will be several speakers talking about topics relevant to our community. There will be “Solution Stations” with representatives from insurance companies that are writing policies in the Arnold area, the Ebbetts Pass Fire District, US Forest Service, the Calaveras County Tree Mortality Task Force, CAL FIRE, Calaveras Foothills Fire Safe Council will talk about grants available to homeowners and seniors. There will be media coverage and Cal Waste is providing a BBQ lunch. This is the 4th year for this event and it has proven itself invaluable to our community, many of whom have no HOA to distribute information to them and have an interest in fire safety. Usually there are about 150 in attendance. We will be sending out an email blast with the event flyer and the Press Release next week. I am still being asked by Sharon Torrence, TSS Consultants and the Tree Mortality Task Force for the return of the Right of Entry forms that have been sent out to property owners with dead trees that are not PG&E trees that are a hazard to the county right of way. There is no cost to the property owner, but they do need to complete and return the Right of Entry form. Thank you, Jimmy Cooke

11. **Old Business: Update on sales of BLS Extra properties-** The Associations realtor is working with interested parties on the sale of these small parcels.

Request from Ebbetts Pass Fire District on usage of BLS property for emergency passage- The Suggestion was made to deed the property over to EPFD should they agree to take it.

Update on ongoing lawsuit- The trial is slated to begin May 3rd, 2018

Sign/Banner regarding PRC 4291- no update on progress

Lodge Generator- Management is still awaiting a second bid from Pioneer Electric

12. **New Business:**

2018 Board Candidates- 3 Positions are being vacated, and 3 resumes were received. All three candidates will join the Board via acclimation.

Fly-In Lake Usage Rates- Management proposed lower usage rates for Fly-In Lake that would allow access to just that property. As it stands, guests/renters pay a daily fee or

weekly fee which allows them usage of both lodge lake properties and fly-in lake properties. This proposed change would be a reduced charge for just fly-in lake. Those paying this fee would be given a different color wrist band than those who pay to use all facilities.

Vice President Vasquez motioned to approve new reduced fees for fly-in lake. Treasurer Pollak seconded the motion. The motion passed unanimously.

13. Correspondence: Several correspondences were received and reviewed regarding the fees for renters and guests. The Board thanks those who take the time to write in, and each letter will receive a response from Management.

14. Closed Session: 11:10am Delinquent Accounts were discussed, entering into a contract with a third party was discussed.

15. Open Session: 12:25pm

Director Bob Podesta motioned to reject the request of the BLSMWC to utilize the parking lot at Fly-In Lake as storage site for construction supplies and equipment. Vice President Vasquez seconded the motion. The motion Passed unanimously.

Director Podesta motioned to meet with BLSMWC to determine other options for storage of construction supplies and equipment. Director Utter seconded the motion. The motion passed unanimously.

16. Adjournment: 12:30pm

Respectfully submitted: Amber Meyer

