

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 and Bob Podesta

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. 661-05, 379-03, 114,11
- 4. Member/Guest comments:** A member posed a question regarding the status of their TM Grant application
- 5. Approval of Minutes of the Regular Board Meeting April 28, 2018 meeting:**

Vice President Vasquez motioned to approve the minutes for the April 28, 2018 meeting with the addition of updated Treasurers report. Director Utter seconded the motion. The motion passed unanimously.

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

Good Morning Board Members and Guests,

Blue Lake Springs is getting ready for the busy summer season which starts on Memorial Day. Our Maintenance Crew is hard at work finishing the amphitheater at Lodge Lake and many other projects at Fly In Lake. The weather has been very unpredictable this spring and hasn't helped with our deadlines. Many thanks to Mark Owens and his crew for their hard work in making both of our locations ready for the summer crowds. As previously announced, Blue Lake Springs did prevail in the lawsuit against a member suing us over our assessment policy. We are waiting for the written judgement from the court. Hopefully we will get this judgement within the next month. Details will follow as they become available. Just a reminder that time is running out to clear pine needles from your lots. First inspections will be done after Memorial Day. Don't end up on the "Bad list". Fire prevention is critically important

in our area.

Our Annual Meeting will be held on June 2nd at Snowflake Lodge from 11:00 am to 12 noon, following the Blue Lake Springs Mutual Water Company Meeting. Our new Board members will be introduced during the meeting. A lunch for our members will follow immediately after our meeting. I hope we get a good turnout of our members to attend this very informational meeting. Thank you, Chris Gosswiller, President

7. Manager's Report: Manager Abila reported

- Amphitheater: The last of the retaining walls have been constructed. The new stair case has been constructed, and the shade sail posts have been installed
- Fly-In & Lodge Lakes: Preparation for Memorial Day is underway. Beach sand needs spreading, and the bridge and floating dock are being constructed. The installation date is the third week of June. The bubblers at Lodge Lake have been turned off preparing for fish delivery on May 22nd.
- Food Service: April was steady for the restaurant and new staff was hired to replace the loss of two long time servers. Training continues in preparation for the summer season.
- Summer Recreation: The Board was provided a Summer recreation fundraising proposal for review. The recreation Director requested the Board revisit the proposal with additional information provided. There was also a recommendation to employ Pool Monitors versus certified lifeguards.

8. Treasurers Report:

Treasurer Pollak reported the 2017 Audit report was still being compiled by the Associations CPA and should be ready to present at the June meeting. Financial reviews will be done quarterly.

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. The Board discussed and reviewed a submitted proposal to hire pool monitors as opposed to certified lifeguards to guard the pool.

Vice President Vasquez motioned to hire pool monitors to alleviate the lifeguard shortage. Director Clemens seconded the motion. The motion passed unanimously.

Vice President Vasquez motioned to proceed with Summer Recreation fundraising proposal subject to review of contract. Director Clemens seconded the motion. The motion passed unanimously.

C. Events Committee: No report

D. Architectural Review: Plans will be reviewed by Director Clemens

E. Facilities/ Long Range Planning: Director Clemens reported the following:

REVIEW OF THE MASTER PLAN FOR THE LODGE LAKE AND FLY IN PROPERTIES -

Several Projects have been delayed due to weather and the upcoming summer season. By mid-June the amphitheater at Lodge Lake property will be done. Weather permitting, the disc golf and nature trail at Fly In Lake should be done in June also. The bridge at a Fly In Lake and the floating dock should be in place by mid-June. The improvements to the bocce court at Lodge Lake are completed. New check in booths will be installed at both locations to alleviate delays at check in. Both of the parking lots at Lodge Lake and Fly In Lake will be re-stripped by summer. Future plans include par courses at both locations, a pickle ball court at a Lodge Lake, a volleyball court and horseshoes at Fly In Lake. GENERATOR BIDS - Tony to follow up on obtaining new bids for a generator to power the Lodge Lake property. MEMBERSHIP SURVEY - The BLS managers will review the 2006 Membership Survey in June and determine if another survey should be done and what questions should be asked.

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

10. **Fire Prevention:** Treasurer Cooke reported the Wild Fire Preparedness day was well attended and very informative. Treasurer Cooke firmly believes CAL Fire will be out enforcing violations and issuing citations on those properties that are the worst of the worst. CALFIRE can issue citations year round, as keeping your property clean is a year round requirement. The Association has hired a staff member to take over the VIP program once Treasurer Cooke hands over the program. Unimproved properties will be inspected this year as well. The VIP inspections will begin after Memorial Day Weekend, with 2nd inspections to begin after The independence day weekend.

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- An easement will be written into the deed restriction and the property will be sold

Update on ongoing lawsuit- The Association has prevailed in the Lawsuit, and more information will be made available when the judgement becomes final

Lodge Generator- A discussion was had on two bids received for installing a generator to run the lodge in the event of a power outage. The issue has been tabled until further research can be done and bids received on smaller scale generators

12. **New Business: Pool monitors vs. Life Guards:** The Board discussed, and passed a motion to hire pool monitors to alleviate life guard shortage. (See Summer Recreation report section)

13. Correspondence: Several correspondences were received and reviewed regarding different subjects including calling in for meetings, and Wild Fire Day questions and concerns.

14. Closed Session: 11:30am Delinquent Accounts were discussed

15. Open Session: 12:05pm

Director Clemens motioned to refund amount of overcharged interest on a delinquent account in unit 3. Treasurer Pollak seconded the motion. The motion passed unanimously.

Vice President Vasquez motioned to deny the request to waive interest penalties and late fees for owner with multiple properties in units 1,9,2, and 5. Director Utter seconded the motion. The Motion passed unanimously.

16. Adjournment: 12:10pm

Respectfully submitted: Amber Meyer