

## **Approved minutes of the regular Board of Directors meeting June 16, 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 Mike McAtee, Vice President Bev Vasquez, Treasurer Bruce Utter, and Directors Doug Hjelmhaug and Guy Pollak  
Absent: Secretary Denny Clemens & Director Steve Pollock  
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. 282-02, 120-02, 188-12, 661-05, 042-12, A representative from Cedar Creek Realty
- 4. Member/Guest comments:** The representative from Cedar Creek Realty made comments regarding the growing problem of vacation renting by private parties. The past year that has been an onslaught of websites such as airbnb with individuals renting with no regulations. There is no one here on site to regulate, no trash pick-up, no policies in place at these properties. The suggestion is being made that the Association put some regulations in place to monitor such rentals. The county has decided these rentals now have to pay a tax and be licensed. Property Management companies have rentals that are covered under their license, and reported to the HOA as rental properties. Some suggestions for the HOA to regulate include requiring a copy of the individual business license, and requiring an emergency contact be available within a few miles of the rental, as well as garbage regulations.
- 5. a. Approval of Minutes of the Regular Board Meeting May 19, 2018 meeting:**

**Director Pollak motioned to approve the minutes for the May 19, 2018 meeting. Vice President Vasquez seconded the motion. The motion passed unanimously.**

**b. Approval of the 2017 Annual Meeting Minutes**

**Vice President Vasquez motioned to approve the 2017 Annual Meeting minutes. Director Pollak seconded the motion. The motion passed unanimously.**

- 6. Presidents Report: President McAtee gave the following report:**  
Let me start by saying thank you to all of you for entrusting me with the honor and responsibility of being this year's President. I also want to give a heartfelt thank you to the board members who will be leaving us, Jimmie Cooke and Bob Podesta for their service,

and a special thank you to Chris Goswiler, our outgoing President. Each of them has given the past three years of their time to help keep our Association strong. Thank you to our GM Tony Albia and his staff for another successful year keeping Blue Lake Springs such a wonderful place to bring our family and friends to visit and enjoy the community in which we live. Welcome also to our new board members, Steve Pollack and Doug Hjelmhaug. We truly appreciate your decision to become part of our board of directors. Last year's board faced many challenges including repair of serious storm damage, dealing with the bark beetle infestation, tree mortality issues, and settling a member lawsuit that consumed much of our time and an enormous amount of money. I am pleased to inform you that on June 8<sup>th</sup>, 2018, Judge Harland of the Calaveras County Superior Court, approved the judgment in the lawsuit in our favor on all issues including reimbursement of all attorney fees and court costs, and has authorized its posting in Calaveras County official records. You will have an opportunity to review a copy of that verdict in our closed session later today. Once the verdict has been officially recorded, we will be able to share it with our members. Also, on Friday, June 29<sup>th</sup>, the court will hold a settlement conference to determine how much the plaintiff will be required to repay our Association. The new Board's challenge is to continue the good work of the previous Board, and we do have a year of challenges ahead of us. An immediate list of those challenges that come to mind starts with completing the improvements of the physical plant started last year including finishing the amphitheater, continue work on developing and implementing the plan for recreational facilities at Fly-In Lake, and to begin to develop the plan to expanded Lodge parking lot. Also, now that the lawsuit is behind us, our Finance Committee will be able to concentrate on developing a budget that does not have to devote so much of our resources on legal fees. Thanks again for your support. I look forward to working with you in the coming year.

**7. Manager's Report: Manager Abila reported**

- Legal Fees: Total to date \$311,272.88
- Amphitheater: Staff has been hard at work. Redwood decking on first level is under construction. Stairs will be installed during this phase of the project. Once the decking is complete redwood seating will be installed.
- Fly-In Lake: Disk Golf Course is under construction. Horseshoe pits have been installed and sand volleyball court should be completed by the end of next week.
- Security: Report of theft of screen door on Diana Drive. No other information.
- Food Service: May was a moderate month. With an entirely new front of house staff there has been a large amount of training, and everyone will be good to go for the busy season.
- Summer Recreation: Due to cold weather, attendance for Spring into Summer was low. Saturday was cold, but Sunday and Monday were much nicer, bringing more people to the facilities for the Memorial Day Weekend opening.
- Summer Recreation Online store: There were two questions that required clarification from the May meeting: a) What is the turnaround time when product is purchased? 7-14 business days. Shipping can vary. b) Is there a contract? No contract is required.

**8. Treasurers Report:**

No report until July Quarterly

9. **Committee Reports:**

- A. **Finance:** The new finance committee has been set for 2018-2019 with Treasurer Utter as the chairperson.
- B. **Summer Recreation:** New Committee set for 2018-2019 with Director Hjelmhaug as the chairperson.
- C. **Events Committee:** 65 attended Spring Fiesta. Fall Event theme will be Oktoberfest. Linda Utter is new Events Committee chair with Vice President Bev Vasquez serving as the Board Liaison.
- D. **Architectural Review:** No report
- E. **Facilities/ Long Range Planning:** No report. Next meeting will be in July with Secretary Denny Clemens as the chairperson.
- F. **EPPOC:** Meeting minutes were included with the board book. Director Steve Pollock will serve as the Board Liaison.

10. **Fire Prevention Program:** Jimmy Cooke reported approximately 1000 letters to homeowners that were non-compliant for the first inspection. Thomas Hein will be responding to homeowners that have concerns or questions. Thomas had been a great asset to the program and is doing a great job. The work has become too large a load for a volunteer to continue. 2<sup>nd</sup> inspections will begin after the 4<sup>th</sup> of July. Dead trees are still being monitored and reported to homeowners. Unimproved lots have been inspected and will be passed on to Joan Lark as they are completed.

11. **Old Business: Update on sales of BLS Extra properties-** 3 Properties are still on the market.

**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

**Lodge Generator-** no update

12. **New Business:** a) Committee Assignments- see committee reports

b) Purchase of Brush mower- Discussion was had on the benefit of purchasing a brush mower.

**Vice President Vasquez motioned to purchase a brush mower with an allowance for additional blades and extended warranty. Director Pollak seconded the motion. The motion passed unanimously.**

c) Formation of Restaurant Committee- The Board has decided to form a temporary committee, headed by Treasurer Bruce Utter, to look at increasing revenue and decreasing the deficit further. The committee is being formed to see what can be done to enhance the restaurant, and the revenue stream. The committee will be looking into the possibility of changing the tax status in a way that allows the Association to bring in income from non-members.

d) Garbage spills within the development- Management will be gathering information and bringing to the Board of Directors. There will be suggestions to help alleviate the problem of garbage.

e) New Renters information packet- Management will be developing a renter information packet that will be available to download online for those renting their properties privately, to help educate those renting homes in BLS.

f) Senate Bill 1265 relating to common interest developments- Copy of the bill was included with the Board Books. Anderson/Sterling feel if this bill were to pass, it would be detrimental to Associations everywhere. The bill is proposing to changing the following laws: Limiting the “No Felony” requirements of sitting on a common interest development Board to Felonies of financial nature. Another aspect would be directly affecting the privacy of a membership, by allowing personal email addresses to be given out in information requests. As it stands, that information is considered private and is not given out, along with phone numbers. This bill would also do away with secret balloting in membership elections. Several sitting Board members wrote letters to oppose the bill, which will be voted on later in June in the Senate.

g) Approval for Directors bank signature cards- See attachment

**Director Pollak motioned to approve Bank Signature letter. Director Hjelmhaug seconded the motion. The motion passed unanimously.**

**13. Correspondence:** Several correspondences were received and reviewed regarding garbage spills

**14. Closed Session:** 11:00am Delinquent Accounts were discussed

**15. Open Session:** 11:20am

**16. Adjournment:** 11:25am

Respectfully submitted: Amber Meyer