

Approved minutes of the regular Board of Directors meeting July 21, 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, Secretary Denny Clemens and Director Doug Hjelmhaug
Absent: Director Guy Pollak & 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: 120-02, 114-11
- 4. Member/Guest comments:** Member comments on CC&R Violations around the sub division and what action will be taken to have things cleaned up. Member posed question on the status of an HOA owned property currently on the market, as well as the cleanup of said property. Member commented the HOA should set the example in cleaning up properties.
- 5. a. Approval of Minutes of the Regular Board Meeting June 16, 2018 meeting:**

Vice President Vasquez motioned to approve the minutes for the June 16, 2018 meeting. Treasurer Utter seconded the motion. The motion passed unanimously

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

We had a very good 4th of July week. Both of our facilities served significant numbers of people although the counts were down somewhat from the last couple of years. We believe the fewer numbers of people were the result of the 4th. being mid-week this year so the numbers of people were spread over the entire week. As most of you know by now, the food truck that was scheduled for July 7th was a no-show at Fly-In Lake. While this was disappointing, it may have been a blessing in disguise. We were contracted to insure that the truck earned at least \$1,200 for the day. Any shortfall would have had to be made up by BLS. As the head count was only about half of what we expected on the 7th, had the truck actually shown up we may have had to pay the company a fair amount of money for not generating the revenue that was forecast.

Both the Restaurant Committee and the Long Range Planning committees are now looking into alternative means to provide food service at Fly-In Lake. You'll hear more about that when the committees submit their reports later this morning.

On June 29th, Judge Harland of the Calaveras County Superior Court awarded BLSHA \$263,362.97 in attorney fees and court costs for the conclusion of our ongoing lawsuit with one of our members. We have filed liens on the member's properties in BLS and will

pursue other means to collect more monies in the near future. As noted last month, we are facing on-going challenges with garbage spills throughout the Association. The Long Range Planning Committee is proposing some solutions that will be discussed later in this meeting. It is our hope to get action on this issue as soon as possible so that we can put this problem behind us.

Mike McAtee

7. Manager's Report: Manager Abila reported

- CC&Rs: Numerous garbage spills over the past 3 months have been reported, logged, and addressed with individual homeowners.
- Amphitheater: Due to shortage of staff, progress has been slow. The stairs have been installed.
- Fly-In Lake: Disk Golf Course is still under construction; the goal is to have completed before the end of the season. Water flowing over the spillway has now stopped; this will now cause the levels to start dropping. Due to the continued flow the water quality has been good, but now require closer monitoring.
- Lodge Lake: Aeration system is causing a film buildup on the lake surface that looks unsightly. Water level at lodge Lake is still flowing over the spillway. This is due to two factors: a) There are two springs feeding the lake for the past two years and b) irrigation systems feed water into the lake when it is in operation.
- DR Brush Mower: New mower arrived on July 16th, was tested on July 18th. The maintenance staff is very appreciative of the new purchase. The new equipment purchase will aid in cutting down the man hours and the brush.
- Security: There has been a small amount of vandalism with the vending machine at Fly-In Lake. Staff has installed steel grates over the Plexiglas.
- Food Service: June was the busiest month for the restaurant this year. As always, the deck is very popular. The new staff continues to train and learn as they go. The kitchen staff remains consistent and continues to put out quality food in a timely manner. The Snack Bar opened full time to moderate summer crowds, and continues to do well.
- Summer Recreation: Online Store is up and running. There have been two email blasts sent out advertising to the membership. Some sales have been made. No profit report available at this time. The recreation count/usage fee was attached in Board Book. Numbers show that the increase in pass prices has not affected the amount sold for renters and guests.
- Legal Fees total to date: \$329,715.77

8. Treasurers Report:

Financial Review: YTD June income is up quite a bit from May which is expected going in to the busy season; .05% behind projected amount. YTD Expenses 5% over budgeted amount.

9. Committee Reports:

A. Finance: Treasurer Utter reported there has been one meeting on the Budget Calendar. The goal is to finish the process early, and get the schedule set for meetings asap.

- B. Summer Recreation:** Director Hjelmhaug reported he introduced himself to the Assistant Recreation Director and a meeting will be scheduled to discuss the recreation handbook for next year.
- C. Events Committee:** No Report
- D. Architectural Review:** 2 paint color approvals, 1 fence
- E. Facilities/ Long Range Planning:** Status report on the repair and improvements on the BLS properties - All repairs have been completed. Improvements have been delayed due to shortage of manpower. The amphitheater will be completed by the end of summer season. Improvements to Fly In Lake include beach volleyball and horseshoes. Another swimming dock has been installed in the lake. Disc golf and the par course will be completed in 2019. Dredging of the lake is scheduled for Fall 2018. The subject of creating additional parking spaces to Lodge Lake property was discussed. The existing plan will be utilized. Bids need to be obtained to budget the cost of this improvement. Generator for Snowflake Lodge - additional options will be explored. Food options at Fly In Lake - Unfortunately the food truck did not show up on the busy weekend of July 7th. Suggestions to provide food were discussed. These options included preparing food at Snowflake, golf/food cart rental, installation of barbecues and picnic tables, and a snack shack structure. Further discussion to follow. Membership survey - Pending approval from the Board, an email survey will be sent to the membership to obtain feedback. The survey will include questions about the restaurant, summer recreation, and some general questions. New Business - Conversion of the BLS property located at HWY 4 and Moran Road to a storage area for RV's and boats was discussed. Spaces to be rented to BLS members to store these vehicles. Bids to convert this area to be obtained. This project will be discussed at future meetings.
- E. EPPOC:** No meeting in July
- F. Fire Prevention Program:** The 2nd VIP Inspections went well. All golf carts were returned on time and in good condition. We now have a few hundred properties still non-compliant. This past month we went to numerous properties to help clarify the inspection notices for homeowners. There were a large number of homeowners who wish to have comments or a map on the inspection notices for next year. We will be looking into improvements on the inspection notices after this October. 2nd inspection notices will be mailed out starting on July 26, 2018. 3rd Inspections will be starting September 1. Jimmy Cooke and I have reserved golf carts for the 3rd inspections, and will most likely handle them ourselves. There were homeowners who were upset about the inspections. The good news is that after we meet with them, they are very helpful with getting their property compliant, and very thankful to have us explain to them what needs to be done. I do believe that we have made BLS homes and homeowners safer with these inspections and property visits. Respectfully submitted: Thomas Hein
- G. Ad Hoc Committee- a) Restaurant Committee-** 3 meetings held so far. Good progress has been made to get to common understanding of the goals of the committee. Final report and recommendations to be sent to the Board in September.
10. **Old Business: Update on sales of BLS Extra properties-** 2 Properties are on the market
Lodge Generator- no update

New Renters Information Packet- Management is still working on putting together an information packet for those owners who rent their homes privately to provide to renters, as well as to update the packet given to renters via rental agencies

Senate Bill 1265 Relating to Common Interest Developments- The Bill passed a review as recently as July 7th. It has passed every vote so far in the legislature.

11. **New Business: Auditor Engagement Letter-** Standard engagement letter from the current CPA of the Association submitted and reviewed for approval

Vice President Vasquez motioned to accept and approve the Engagement letter submitted by Levy, Erlanger & Co. Treasurer Utter seconded the motion. The motion passed unanimously.

Raft Rail at Fly-In Lake- Proposal to install raft rail @ Fly-In Lake for storage of flotation devices

Vice President Vasquez motioned to approve install of raft rail at Fly-In Lake, not to exceed \$500.00. Director Hjelmhaug seconded the motion. The motion passed unanimously.

Garbage Spills & Fining Policy- The Long Range Planning Committee has presented a proposal to have the Association inform homeowners of garbage spills on their property and give them 24 hours to clean it up. If it is not completed within 24 hours, the Association would have the option to send staff to clean the spill and charge the homeowner a significant service fee. President McAtee is requesting Management to contact the Associations legal counsel, and have a revision written in to the current violation and fining policy to be presented and approved at the next Board Meeting.

Secretary Clemens motioned the Board to submit to the Associations attorney and look into charging service fee and amending the fining policy to include garbage spills. Treasurer Utter seconded the motion. The motion passed unanimously.

12. **Correspondence:** Several correspondences were received and reviewed, management will respond accordingly.

14. **Closed Session:** 10:45am Delinquent Accounts were discussed

15. **Open Session:** 11:00am

Treasurer Utter motioned to waive late fees and interest on property in Unit 5 based on homeowner's payment history. The motioned dies due to no second.

Vice President Vasquez motioned the Board deny request of homeowner in Unit 5 to waive late fee and interest charge. Secretary Clemens seconded the motion. The motion passed with 4 yea & 1 nay.

16. **Adjournment:** 11:05 am

Respectfully submitted: Amber Meyer