

Approved minutes of the regular Board of Directors meeting February 16 ,2019

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 Directors Doug Hjelmhaug, and Director Steve Pollock. Absent: Director Guy Pollak
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, 661-05, 140-13, 117-09
4. **Member/Guest comments:** Comments were made regarding the following items: A member spoke about wanting Airbnb and VRBO rentals having stricter regulations within the subdivision, and whether or not the Board had thought about imposing such regulations. Discussion of the complete banning of private rentals in Tahoe, which had to be voted on. President McAtee assured the member the Board was gathering information on the subject and is aware of the ongoing problem with rentals.
5. **Approval of Minutes of the Regular Board Meeting January 19, 2019 meeting:** Secretary Clemens motioned to approve the minutes of the Regular Board Meeting January 19, 2019 with corrections to typos. Director Hjelmhaug seconded the motion. The motion passed unanimously.

Presidents Report: President McAtee gave the following report:

Good morning fellow board members.

Winter has finally arrived with a vengeance. February has traditionally been a month of major storms and this year has been no exception.

Our Facilities and Long Range Planning Committee had a productive meeting this week. They watched a video taken by Mozinga Construction showing the damage to the inside of the two culverts under the tennis courts. This will be discussed later in this meeting.

We also met with the VIP committee and discussed possible fines and other remedies for people not adequately clearing their lots. This too will be discussed later in this meeting.

As we discussed last month, the State of CA. has mandated that the Treasurer and at least one other board member of every HOA, each month, must review and certify eight specific financial records. During the week of January 21 Bruce Utter, our Treasurer informed me that he had just received the 12/31/2018 statement from Edwards Jones, Inc., our investment company, and the balance of our Asset Reserve account was substantially less than our Asset Reserve forecast. We contacted Tony Albia and scheduled a meeting with him to discuss the discrepancy. We subsequently meet with our Executive Committee and a local CPA and are working to reconcile the account. Mike McAtee, BLSHA President

6. **Manager's Report: Manager Abila reported**
 - The Delinquency Report, Payment plan report, and Project timeline were all included in the Board Books for review.

- BLS mutual Water Company is requesting the Annual Membership meeting be held the Second Saturday (8th) in June instead of the 1st. They have Board Members that cannot attend the first Saturday in June. They have sent in a formal request to change the meeting date.
- Disc Golf: Construction is currently on hold due to weather
- Fly-In Lake: Lake is full to capacity, with the water level all the way to the volleyball court. The spillway is overflowing at the maximum of 3 feet. The lake valve is currently open fully and draining as fast as it can. The culvert behind the restrooms is holding and has not overflowed. The small Island off the peninsula is completely under water.
- Lodge Facilities: Lodge Lake is full to capacity. The water level is backed up to outflow grate. The spillway overflow is 6" high. Amphitheater drains are holding with no issues. The Family Fun Zone drainage is also working as designed. Drain under the lower tennis courts is flowing at full capacity. Water is cresting the grate cover on the outflow.
- Amphitheater Project: No work has been done due to weather
- Lodge Generator: Check will be issued to the contractor to begin project
- Food Service: Dining remained steady in the month of January, with both sales and guest numbers up over last year.

7. Treasurers Report:

Financial Review: Treasurer Utter reported that as President McAtee mentioned earlier, the Asset Reserve account is what is being looked at the most trying to get it back on track, and reconciled properly. Income and expenses for January are pretty close the what was budgeted in both categories.

Committee Reports:

A. Finance: Finance Committee met in January and made a few changes to the way documents are being distributed for review to the committee. There were some questions raised about making sure the committee is doing its due diligence in reviewing and understanding the legally required documents each month, and then signed off on. The webinar attended by the committee showed that as an Association, the practices we have in place currently are the correct way to do things. There will be monthly financial documents included in the Board Books from this point forward. The sign off of the January documents will be done in March, as Director Pollak is not present.

B. Summer Recreation: No Report

C. Events Committee: January minutes of the events committee were included in the Board Book.

D. Architectural Review: 1 roof review that was approved

E. Facilities/ Long Range Planning: REPAIR OF CULVERTS NEAR TENNIS COURTS - The committee members viewed a video which showed damage to the two culverts. The existing culverts are approximately 50 years old. An estimate to repair the damage has not been received to date. Tony will also request an estimate for the repairs to be done in phases.

SALE OF LOT ON MORAN AND RUSSELL ROAD - Tony to request an estimate from the realtor showing a net amount after escrow costs.

PURCHASE OF LOT AT RAINEY AND MORAN - Tony to discuss making an offer to

purchase the lot with the realtor.

WIFI BOOSTER IN BAR AND FINING ROOM - Tony to contact our IT person regarding installation.

EXPANSION OF DECK AND GYM IN 2020 - To be discussed at a future meeting.

FLY IN LAKE TIMEFRAME FOR IMPROVEMENTS - Dredging the cove, removing cattails, tree planting, disc golf course, picnic tables - all are on hold due to inclement weather.

INSTALLATION OF WEIR BY THE DAM - A weir must be installed to comply with the requirements of the Dept. of Water Resources to measure water flow.

OTHER IMPROVEMENTS - A water line, electricity and a phone line have been installed to allow a check-in booth at Fly- In Lake.

A. EPPOC: Director Pollock attended both the December and January meetings and gave the following report: Some topics of discussion included Emergency escape routes. The Sheriff's office is required to have current contact information for all residents, and the fire department is pushing for reflective address signs on each property. There was also discussion on Fire Insurance, and the potential of being cancelled, or rates being raised. Discussion on Culverts being homeowners' responsibility and must be kept clear. Discussion of a tax measure that will be on the May 7th ballot to increase the fire tax to continue to offer the current level of emergency services to the area.

Fire Prevention Program: The following report was included in the Board Book from Thomas Hein, BLS Fire Safety: I hope you are all having a great 2019, so far. We have a lot of information for you to process this month. The Tree Mortality Grant is coming to a close at the end of the month. We used every dollar that we could (\$200,000). It seems like the TM Grant was a success. Unfortunately, there are a few properties that did not utilize the grant. ACRT has informed us that all of the tree inspections (removal and trimming) must be re-inspected because of PG&E's bankruptcy. The EVM program has now been replaced by the AVM project. We have received about 10 calls and/or emails since Mr. Cooke's February VIP article. The homeowners that have reached out to us are asking for help during the inspection process. They are very aware of the fire danger that threatens our sub-division. They are asking for a VIP representative to meet with them in the spring to evaluate their properties. As you know, we were hit pretty hard by rain and snow over the past week. The runoff water, filled with debris, has plugged up many of the setback drainage systems in the area. We need to let our property owners know, again, that they are responsible for the drainage pipe under their driveways. We need to be aggressive about this issue during the inspection process this next year. We do not have a solution to fix the immediate problem. We will put this information in the March VIP Article. As we drive around BLS, we have noticed quite a few trees that have fallen or snapped from the weight of the snow and the strong winds. We have called PG&E about these issues. VIP inspections will start the week of May 27, 2019. Mr. Cooke and I will be conducting Two (2) separate meetings with the VIP's and Capt. Steve Hewlett, from CALFIRE, in May. Arnold's CALFIRE station is now closed, but their work on Upper Moran and Pebble Beach continues. They started burning last month, and will continue during the rest of winter and spring. It looks great up there. Jimmy Cooke reported the following: Ebbetts Pass Fire Department will be enforcing an ordinance that details the scope of what needs to be done for fire clean up on unimproved lots, and is quite specific in terms of what is required. A copy of

these requirements will be included in the 1st mailing sent out by the Association, to be included only in packets for unimproved lots. There was discussion had on the possibility of increasing the fines for fire safety violations, and the matter will be passed on to the Long Range Planning Committee to discuss and present the Board with a recommendation. A map of the current fire break around Blue Lake Springs HOA (done by CALFIRE) was presented to the Board to show progress. CAL FIRE will continue as they get monies. Jimmy Cooke asked to invite CAL Fire representatives to the Annual Meeting.

8. Old Business: Update on video inspection of lower tennis courts: Video shows collapsed pipe, along with erosion further down the pipe. We are currently waiting on bids to sleeve the pipe and reinforce.

9. New Business: Review of BLS Mutual Water Companys request to move the Annual Membership Meeting date from June 1st to June 8th.

Vice President Vasquez motioned to move the Annual Membership meeting from June 1st to June 8th 2019. Director Hjelmhaug seconded the motion. The motion passed unanimously.

Adjustments of late fees and interest on members' accounts- Tabled to future meeting

10. Correspondence: One letter was received and discussed

13. Closed Session: 10:49am Legal and Personnel items were discussed.

14. Open Session: 11:55am

15. Adjournment: 11:56am

Respectfully submitted: Amber Meyer