

Approved minutes of the regular Board of Directors meeting July 20 ,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 Bruce Utter, Vice President Denny Clemens, Treasurer Mike McAtee, Secretary Doug Hjelmhaug and Director Steve Pollack. Absent: Director Dale Ward. 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: 330-03, 739-05, 120-02, 069-09
4. **Member/Guest comments:**
5. **Approval of Minutes of the Regular Board Meeting June 15, 2019 meeting:** Treasurer McAtee motioned to approve the minutes of the Regular Board Meeting held June 15, 2019. Secretary Hjelmhaug seconded the motion. The motion passed unanimously.

Presidents Report: President Utter submitted the following report: July. Summer activities (and crowds) are here. Your BLS maintenance staff has been hard at work creating new recreational facilities and polishing up the existing structures. Ladders have been added to the floats in our lakes. Fly-In Lake will feature a new nine hole Frisbee golf course and a new par course. Both will be installed by the end of July. Pickle ball is an increasingly popular sport across the country, so at Lodge Lake the two lower tennis courts are being converted to create four pickle ball courts. This will be done so they can easily be converted back to tennis courts to meet demand. Fly-in Lake will be partially drained in mid-August to allow dredging of the cove area. The dredging will increase the lake and beach areas and will allow additional water related recreational facilities to be added next year. The lake will be completely drained in September which will allow reduction of the aquatic vegetation that tends to come up late in the summer season. There have been some observations of fresh water leeches at Fly-in Lake. While generally harmless, there is an understandable “ick” factor. We are posting notices provided by Calaveras County Health and Human Services at the lake so our members and guests are aware. We are also setting traps for the leeches in an effort to eliminate them or at least reduce their numbers. To our knowledge there have been no sightings of leeches at Lodge Lake. Judith Anderson and her staff have been hard at work to create fun events for both kids and grown-up kids (aka adults). Fourth of July weekend brings the kid’s fishing derby and evening fireworks display at Lodge Lake. We hope you are well under way to planning your entry in the Cardboard Boat Regatta to be held on August 2. As Judith says, the fun is not so much in winning the race as it is in watching the Captains go down with their ships. VIP property inspections are scheduled for July 9th and 10th. Events of the past few years have made us all acutely aware of the importance of keeping our properties fire safe. We’ve dodged a few bullets in the past, and if we continue to do so in the future it will be thanks to all of us doing our part. Please give our volunteer inspectors your cooperation and support. Don’t feed the bears! It’s hard to tell if we have a record number of bears in the neighborhood or we’re simply more aware of them because of the many security cameras in use. Either way, take care of your trash either with a bear-proof trash container or by taking your trash to the Avery transfer station. We

welcome Dale Ward to our Board of Directors. Dale has attended many of our Board meetings in the past and we are glad to have him on the other side of the table. We still have one vacant seat on our Board of Directors which we are looking to fill. If you are interested in doing your part to help this community, we encourage you to send a brief resume. You will need to attend a Board Meeting each month, but part-time members are welcome as we can patch you in by telephone if you are unable to attend in person. Enjoy summer in the best place around! Regards, Bruce Utter

6. Manager's Report: Manager Abila reported

- Disk Golf- All baskets have been installed. There is a question about the placement of basket number 3, and it is being reviewed.
- Lodge Generator- Concrete pad was poured and generator was put in place on July 17th. The contractor will schedule hook up.
- Delinquent Report- was included in the Board Book for review
- Association Reserves- Reserve study has been completed, and the rough draft is included for the Board to review
- Fly-In Lake- Shed was used all summer with the remaining items to be completed: POS system to be installed to accept payments other than cash, and Sheetrock finishing and painting will be done in the fall
- Lodge Well #2- The well has been working, but the recovery rate is still slower than what is needed.

7. Treasurers Report: Approval of monthly financial certification- Secretary

Hjelmhaug motioned to approve the June financial certification. Treasurer McAtee seconded the motion. The motion passed unanimously. Finance

Committee Review- The finance committee met to review reports the week prior to the board meeting As the association transitions from in house accounting to CID, the HOA firm hired to handle the Associations finances, the reports will be easier to read and available to review at an earlier date.

8. Committee Reports:

- A. Summer Recreation:** Summer Recreation Director Judith Andersons report was included in the Board Book. Secretary Hjelmhaug reported the facility looked fantastic, and the decorations for the week were great. There were 1000 people at the Lodge Lake facility, as well as 500 at Fly-In. All of the activities were well received and attended. The Fly-In lake additions and improvements are attracting a lot of patrons to the lake, which is what the goal was to relieve stress on the main facility.
- B. Events Committee:** N/A
- C. Architectural Review:** a) As built approval- A homeowner submitted a request to the Board of Directors (as built) to allow a fence they built to be left as is, even though it does not meet guidelines as well as there have been several complaints regarding the fence. The situation was discussed and Manager Abila proposed the following resolution: As there are no guidelines on the materials on the construction of a fence, have the fence cut to no more than six (6) feet in height. **Director Pollack motioned to accept Manager Abila's resolution regarding the as built request from property in unit 13. Vice President Clemens seconded the motion. The motion passed unanimously.**
- D. Facilities/ Long Range Planning:** BLUE PRINTS - Parking lot, expansion of deck

and gym - Meeting with architect on 7/22/19 to review plans. RESERVE STUDY - Discussed the summary. Tony and Mark to present the entire summary of the report to drafted prior to sale of property. UPDATE ON FLY IN LAKE IMPROVEMENTS

1. Dredging the cove and removing cattails- to be completed in September 2019.
2. Tree Planting - Need to meet with an arborist and determine what type of trees need to be planted.
3. Disc Golf - almost completed.
4. Picnic table and barbecue - Completed and ADA compliant.
5. Installation of weir by dam - Tony talking to the engineers.
6. Par Course - to be completed in Fall 2019.
7. Point of Sale system to be installed by next summer.

UPDATE ON WELL NO. 2 - Working but noticing brown water after the big day earthquake in Ridgecrest in July 2019. Clear water several hours later. PICKLE BALL COURTS - Completed. People using the 4 courts. Opened on July 13, 2019. Equipment can be rented. ELEVATOR IN BLS LODGE - reviewed brochure for the elevator in BLS lodge.

E. EPPOC: No meeting

F. Fire Prevention Program: We have been having a great month for Fire Prevention in BLS HOA. Most people have contacted us about the CC&R letters that they have received over the past few months. The property owners have responded with getting their lots compliant. We do have a few property owners that are not responding to our letters and calls, but not many. The VIP's did a wonderful job this year on first inspections. We had figured 80% of all BLS HOA properties would receive violation notices, but it was the other way around. The VIP's reported back a significant improvement from the last few years. Second inspections will be quick and easy. During the first inspections, the VIP's did an outstanding job on the CALFIRE request for building materials. Next year the building inspections will be auto populated onto the inspection sheets. That will make it even easier for the VIP's to inspect for fire danger. Almost all LE100's have been sent off to CALFIRE to be distributed to the property owners. We have all LE100's scanned for the office records as well. Second inspections will start on 8-19-2019. We still have about 40 LE100's to complete. These properties will be looked at by Jimmy and myself within the next week. These are properties that VIP's did not feel comfortable inspecting or could not find the address. After, we will send those off to Capt. Hewlett. I personally feel that the delay in the inspections gives the 300 lot cleaners, in the area, time to get the lots PRC4291 compliant. Having the inspections after the July 4th holiday and after Labor Day, gives the property owners who clean their lots themselves, plenty of time. Most of the major California fires have been happening in the fall. I believe this strategy works in the HOA's favor. Jimmy Cooke has given the total count of the VIP inspections to Captain Steve Hewlett and will inform you of the progress in his VIP report. Everything seems to be going extremely well. Have a great month. Thomas Hein, BLS HOA Fire Prevention Coordinator

9. **Old Business:** Lodge Generator- The Generator is in place; hookup is being scheduled. Update on reserve study- The study has been reviewed and all updates will be sent to Reserve Specialists to be sent back for approval during the August meeting.
10. **New Business:** Engagement letter from Auditor- Proposal from Levy, Erlanger, & Co.

for 2019 Audit. **Treasurer McAtee motioned to accept the engagement letter from auditor Levy, Erlanger & Company. Secretary Hjelmhaug seconded the motion. The motion passed unanimously.** Appointment of Director- One candidate submitted a resume for consideration for the remaining Board position. Joanne Schultz was interviewed during opening session. Several Board members asked questions regarding Mrs. Schultz background and why she was interested in sitting on the HOA Board.

11. **Correspondence:** 3 letters were received and reviewed.
12. **Closed Session:** 10:46am. Delinquent accounts and Personnel were discussed
13. **Open Session:** 10:52am **Vice President Clemens motioned not to waive late fees and interest on property in unit 1. Director Pollack seconded the motion. The motion passed unanimously.**

Vice President Clemens motioned not to waive late fees and interest from property in unit 04. Director Pollack seconded the motion. The motion passed unanimously.

Secretary Hjelmhaug motioned to accept Joanne Schultz to the open position of the Board of Directors. Treasurer McAtee seconded the motion. The motion passed unanimously.

15. **Adjournment:** 10:58am

Respectfully submitted: Amber Meyer