

Approved minutes of the regular Board of Directors meeting August 17 ,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, Directors Steve Pollack, Dale Ward & Joanne Schultz. Absent: Secretary Doug Hjelmhaug. 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: 739-05, 330-03, 120-02, 661-05, Mike Olivera & Thomas Hein (Fire Prevention Coordinator)
4. **Member/Guest comments:**
5. **Approval of Minutes of the Regular Board Meeting July 20, 2019 meeting:**
Vice President Clemens motioned to approve the minutes from the regular Board of Directors meeting on July 20, 2019. Treasurer McAtee seconded the motion. The motion passed, with Director Schultz and Director Ward abstaining.

6. Presidents Report: President Utter submitted the following report: Good morning fellow Board members. Mid-August, and the crowds at our facilities are beginning to dissipate as schools begin their year. Time for us to prepare for the fall and winter seasons, and to get ready for the crowds that next summer will bring.

We received preliminary plans for the replacement and expansion of our deck, our gym, and the parking lot here at Snowflake Lodge. The parking lot expansion will allow an additional 53 parking stalls and 3 additional handicapped parking spots. We're going back to the architect with some minor changes and questions. When these are resolved, we'll be ready to get quotations for the work and then to arrange financing for the projects.

Implementation of our new financial system using our outside service is going very well. Reports are available to members of the Finance Committee on very nearly a real-time basis. Reports are easy to read and review, giving us a high degree of confidence that we are exercising due diligence over Association finances. Tony and the Finance Committee are beginning work on the 2020 Budget process which will include the recently completed Major Asset Review.

We are a few days away from beginning to drain Fly-In Lake to prepare for dredging the cove area. The disc golf course is nearly complete, and we are ready to begin installation of the par course. We will be consulting with an arborist about planting some shade trees and adding picnic tables to the cove area to make it a truly enjoyable recreation facility.

It can be argued that the primary purpose of our Association is to enhance the value of our member's properties. We do this by creating attractive recreation and dining facilities and maintaining pleasant and safe neighborhoods at a cost that is reasonable for our homeowners. Another way we are doing this is by working to keep properties insurable. Our VIP program, under Jimmy Cooke, has been instrumental in making our neighborhood fire safe. Thomas Hein has been very successful in helping our homeowners deal with their insurance companies to keep coverage. Needless to say, we need the support of all of our homeowners to keep properties clean

and fire safe. Our properties will be worth a lot less if fire insurance is not available and banks are unwilling to offer mortgages.

7. Manager's Report: Manager Abila reported

- Administration: Delinquent Accounts were attached to the Board Book
- Architect plans for deck/gym and parking lot: Plans are attached to Board Book, changes noted and sent to architect for corrections
- Leeches in Fly-In Lake: There has been correspondence regarding the leeches and Management has responded to all. It was discussed during the LRP meeting that removing approximately 3 inches of soil from the shallow area would help in eliminating leeches, and should be done at the time of dredging. Dredging of the cove area will commence in September.
- Lodge Generator: All gas hookups of the generator have been completed.
- Lodge Well #2- It was decided by management to let well rest for the season
- Restaurant Report: July was steady for both the Restaurant and the Snack Bar, with the majority of the business spread over the week of Independence day.

8. **Treasurers Report:** Approval of monthly financial certification- No financial certification this month as the reports received from CID are not quite complete since the Association is still in transition. The committee decided the reports will be reviewed and voted on in September.

9. Committee Reports-

A. Summer Recreation: Summer Recreation Director Judith Andersons report was included in the Board Book. Next year will include pickle ball instruction. Ping Pong tables will be installed at Fly-In for next season.

B. Events Committee: N/A

C. Architectural Review: 1 paint approval

D. Facilities/ Long Range Planning: BLUE PRINTS - Plans reviewed by the committee. Requested the architect to make the following changes to the plans.

Deck - Add 4 feet to the deck addition. Add a diagonal addition to the deck side with the stairs.

Parking lot addition - Have the access moved to the middle. Pathway to the restaurant to be added. Landscaping and existing trees to be discussed further. Will add approximately 55 additional parking spaces. Director Ward recommended further changes to the plan and presented them at the meeting. RESERVE STUDY - To be presented to the Board at Saturday's meeting (8/18/19). SALE OF PROPERTY AT RUSSELL DRIVE - Attorney to review the easement. UPDATE ON WELL NO. 2 - Not using at this time. Well no. 4 is working very well.

UPDATE ON FLY IN LAKE IMPROVEMENTS

1. Dredging the cove and removing cattails - Draining the lake to begin on 8/19/19. Discussed the potential leech problem.
2. Tree Planting - Mike McAtee to contact an arborist to determine what type of trees need to be planted. Future plans include 12 trees and 12 picnic tables to be installed to represent the 12 units of BLS.
3. Disc Golf - Received the property survey. The course is almost completed.
4. Installation of weir by dam - Tony to request a bid from the engineering firm.

6. Par Course - To be completed in Fall 2019.

7. Point of Sale system - To be installed in Spring 2020.

E. EPPOC: Meeting minutes included in Board Book

F. Fire Prevention Program: VIP: Jimmy Cooke reported the VIPs were getting ready for the 2nd inspection, which had to be postponed due to CAL Fire running behind. In speaking with the inspectors, everyone is on board with the later inspection. Sequoia Woods has been helpful in allowing the inspectors to use golf carts. The subdivision looks great, things are clean. Thinning out has been done, people are cleaning their pine needles. Also thinking about continuing to keep the first inspection after the July 4th Holiday. The result was great, and it may be initiated for 2020. **Fire Prevention**

Coordinator Report: Submitted by Thomas Hein- The end of July and early August has been quite busy. CALFIRE had some budget issues with distributing the Le100's to the BLS Homeowners. Most, if not all of the Le100's has been mailed out as of 8/16/2019. Our next inspections are September 23, 2019. This date should be plenty of time for homeowners to have the opportunity to become compliant. BLS property owners have responded quite well to CC&R letters. There are a few that have not communicated with the BLS HOA office since receiving their letters. We have waited to send out more letters until homeowners had the chance to review their Le100's. Any CC&R letters that were sent out in the past thirty (30) days were because those properties had complaints lodged against them. On 8/10/2019, Capt. Hewlett asked for the worst, of the worst of the worst lots in BLS HOA. We gave him four (4) addresses to inspect. These addresses have also received CC&R letters. These property owners have not responded to letters or have refused to clean up their properties. CALFIRE will have four (4) deputies in this area over the next two (2) weeks to inspect these properties.

10. Old Business: Approval of 2020 reserve study- Updates were included. **Treasurer McAtee motioned to approve the 2020 Reserve Study. Director Schultz seconded the motion. The motion passed unanimously.**

Update regarding ongoing legal- Update from Association was included in the Board Book regarding the filing of briefs.

11. New Business: Letter to Calaveras County Board of Supervisors regarding current road conditions in BLSHA- A letter has been drafted with a list of conditions of each road in the subdivision will be drafted and sent upon approval of the Board. The BLSMWC will be bringing in a professional paver at the end of the project, to repave the areas that were damaged during the project.

12. Correspondence: 2 letters were received and reviewed.

13. Closed Session: No closed session

14. Open Session: n/a

15. Adjournment: 10:52am

Respectfully submitted: Amber Meyer

