

Approved minutes of the regular Board of Directors meeting September 21 ,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 Directors Dale Ward, Steve Pollack, & Joanne Schultz. Staff Present: General Manager- Tony Abila
3. **Member/Guest Introduction/Comments:** Members from the following lot/unit numbers attended the meeting: 740-05, 661-05, 762-07, 230-02, 381-03 and Thomas Hein. Member expressed concern with the speed of the trucks coming in and out of the subdivision working on the water company project at high speeds. There was a request to send a letter to the BLSMWC to ask contractors to slow down.
4. **Approval of Minutes of the Regular Board Meeting August 17, 2019 meeting:** Vice President Clemens motioned to approve the minutes from the regular Board of Directors meeting on August 17, 2019. Director Ward seconded the motion. The motion passed unanimously.

5. Presidents Report: President Utter submitted the following report: Good morning fellow Board members. It is mid-September and the maintenance staff has been busy with upgrades and repairs to our facilities. 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 are awaiting revised engineering plans for these projects. When these are resolved, we'll be ready to get quotations for the work and then to arrange financing for the projects. Tony and the Finance Committee are well under way to preparing the 2020 Budget. As you know, we changed from QuickBooks and an internal bookkeeper to Consortium LLC, a financial service organization specializing in homeowner associations, midway through this year. This presents challenges in preparing the new budget as we gather information from two different sources. Nevertheless, the process is moving forward and we anticipate having the 2020 Budget prepared for acceptance by the Board no later than our November meeting Our efforts to attract members and guests to Fly-in Lake have been very successful. More than 5500 visits were made to Fly-in, easing pressure on Lodge Lake. Fly-in Lake has been drained and we are waiting for the lake bed to dry enough to move heavy equipment in for the dredging. We anticipate that this will be in early October. The disc golf course is nearly complete, and we are ready to begin installation of the par course. We have consulted with an arborist about planting some shade trees and adding picnic tables to the cove area to make it a truly enjoyable recreation facility. The second and final VIP inspections are scheduled for next week. We are encouraged by the progress that has been made in clearing properties of fuels. 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.

6. Manager's Report: Manager Abila reported

- Administration: Delinquent Accounts & CC&R report were attached to the Board Book
- 2020 Budget process is under way. Some of the suggested improvements for next year include: Fly-In Lake- 5 new picnic tables (to replace concrete tables that were removed),

2 paddle boats, 3 ping pong tables with concrete slab and shade, storage shed, potential dog run, trees and tables for new property. Lodge Facilities- Shade sails over ping pong tables, additional shade over pool area, shade over bbq area.

- Disk Golf Course- All property corners have been marked with the exception of one near 2234 Rainy Drive, staff will mark. A new basket will need to be ordered as one was destroyed by a contractor working on the property. The association was compensated for the damage.
- Fly-In Lake- Dredging of the cove area will commence in October
- Lodge Generator- Contractor has been waiting on parts and will be here at the end of the month to complete install
- Lodge Tree removal- It was found there are 5 dead pine trees 80-100 feet high behind the water company treatment plant. Bids are being obtained for removal.
- Restaurant report- August was busy for the restaurant with steady dining nights and along with a full week of the Quilters retreat.
- Summer Recreation end of season report was included in Board Book

7. Treasurers Report: Monthly financial certification has been postponed to October, as the Association is still in transition to new Accounting Firm. Finance Committee: Has met, and begun the 2020 budget process. The committee will have at least 2 meetings in October and will have the budget ready for review by the November deadline.

8. Committee Reports:

A. Summer Recreation: Over view of 2019 Summer Recreation season was submitted and reviewed by the board. Some key recommendations included pickle ball instruction classes, new ping pong tables, paddle boats for fly-in, additional shade all around the facility. Suggestion of adding water ballet to the lineup of activities.

B. Events Committee: Director Ward reported the committee met September 4th. No fall event will be held to upgrade the speaker system for future events. New Years Eve is beginning to be talked about to come up with a theme and menu.

C. Architectural Review: 1 set of plans to be approved

D. Facilities/ Long Range Planning: Blue Prints - Signed contract for surveying. Plans for the gym being done. No engineering report yet.

Sale of property at Russel Drive - Easement to be reviewed by the Board on 9/21/19.

Update on Fly-In Lake improvements

1. Dredging the cove and removing cattails - Scheduled for October 2019
2. Tree Planting - The Board to vote in the September meeting whether to plant trees this Fall.
3. Disc Golf - Further review to be done.
4. Installation of weir by dam - Tony to contact property owners on back side of dam.
6. Par Course - To be completed in Fall 2019. Only two stations remain to be installed.
7. Drone Video - Will be used to promote BLS and included in the loan request for improvements.
8. ADA Report - Handrails, signage and benches to be installed and will be discussed with the Board and in future LRPC meetings.

New Business - Plans to move some employee parking to the cul-de-sac below the restaurant were discussed. This would allow 11 additional parking spaces in the upper Lodge Parking lot. Tony to research the costs associated with this project.

E. EPOC: Meeting minutes included in Board Book

F. Fire Prevention Program: Thomas Hein submitted the following report: August and September were productive months for the Fire Prevention Program. We had many BLS HOA property owners call and email us for consultation on their property inspections. 2nd inspections will begin on September 23, 2019. While the property owners are very concerned with how the ground looks, they do not seem to be concerned with the need to deal with the continuous tree canopy on their properties. CALFIRE has trained the VIP's to mark down violations for continuous tree canopy. However, most property owners do not want to cut down the trees that would make their properties compliant. Most complaints are about how much sun will hit their house, the privacy that the trees provide, and that the trees are the reason why they bought in BLS HOA. I completely understand their points of view, but that does not mean that doing nothing is the correct path. Nevertheless, the continuous tree canopy in BLS HOA is the biggest fire threat that we face. Within 100 feet of a habitable structure, PRC4291 states that there needs to be ten (10) feet of space between branches of trees on less than a 20% slope, twenty (20) feet of space between branches of trees on 20% to 40% slope, and thirty (30) feet of space between branches on a slope greater than 40%. In my opinion, it would be best if BLS HOA started to enforce compliance of 10 feet of space between branches of trees on all slopes, educate the property owners about the remaining slopes, and let CALFIRE enforce the rest.

9. **Old Business:** Letter to the Calaveras County Board of Supervisors regarding current road conditions in BLSHA- The roads are beginning to be paved in BLS by the county.
10. **New Business:** Tree purchase for property at Fly-In Lake- There has been discussion in LRP to purchase trees for the park at Fly-In which was slated to come out of the 2020 budget. It is the recommendation of the Long Range Planning Committee to purchase the trees this year, to allow for additional growth. Trees would be about \$100.00 per tree plus posts and fencing. **Director Ward motioned to purchase 12 trees this year for planting at Fly-In Lake park. Director Schultz seconded the motion. The motion passed unanimously.**
11. **Correspondence:** 2 Letters received and reviewed, and both will be responded to.
12. **Action Items- Previous & Current:** *Letter to County Board of Supervisors, *Call County on Lake draining, *Check insurance regarding dog run, *Check insurance regarding SH Classes, *Letter to BLSMWC regarding trucks speeding, *Order 2 disc baskets, *Responses to correspondence
13. **Executive Session:** 10:30am Delinquent accounts and legal issues were discussed.
14. **Open Session:** 11:45pm Delinquent Accounts- Ten 2019 Delinquent accounts will have their rights to the facilities revoked for nonpayment. **Director Schultz motioned to revoke the facility usage privileges of the remaining 2019 delinquent accounts for nonpayment. Secretary Hjelmhaug seconded the motion. The motion passed unanimously.** Homeowner in unit 10 requested the Board waive late fees and interest on property. **Director Ward motioned to deny request of property owner in unit 10 to waive late fees and interest on property. Secretary Hjelmhaug seconded the motion. The motion passed unanimously.** Management recommends placing a lien on the following property for non-payment APN# 026 008 021 . **Treasurer McAtee motioned to place a lien on property in unit 01 (APN #026 008 021). Vice President Clemens seconded the motion. The motion passed unanimously.** The Board requested payment plan agreement be revoked and a lien placed on the following property APN# 026 039 010. **Director Ward motioned to place lien on property in unit**

10 (APN# 026 039 010). Director Pollack seconded the motion. The motion passed unanimously.

15. Adjournment: 12:00pm

Respectfully submitted: Amber Meyer