

Approved minutes of the regular Board of Directors meeting November 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 Bruce Utter, Treasurer Mike McAtee, Secretary Doug Hjelmhaug, and Directors Steve Pollack, Dale Ward & Joanne Schultz. Absent: Vice President Denny Clemens. Staff Present: General Manager- Tony Abila & Assistant General Manager- Amber Meyer
3. **Member/Guest Introduction/Comments:** Members from the following lot/unit numbers attended the meeting: 120-02, 661-05, 739-05, 42-13 and 095-12. A member commented on the noise issues in the subdivision and the lack of regulation on vacation rentals.
4. **Approval of Minutes of the Regular Board Meeting October 19, 2019 meeting:** Secretary Hjelmhaug motioned to approve the minutes of the October 19, 2019 regular board meeting. Treasurer McAtee seconded the motion. The motion passed unanimously.
5. **Presidents Report: President Utter submitted the following report:** President Utter gave the following report: Those of us who were here in Blue Lake Springs from October 26 through the 30th were treated to a visit to the 19th century, provided by PG&E. No internet, no phones, no television, no gas, no open stores. You think twice about bathing when the process starts by heating water on the stove. The winds deposited pine needles in many of our properties. Keeping your property fire safe is a year round process, and is particularly important in this period of dry conditions and occasionally high winds. Please do your part. In our October Board Meeting we provided an opportunity for homeowners found in violation of our Tree and Vegetation Violations policy to appear before the Board. Several of the “worst of the worst” have made moves to bring their properties into compliance, and in those cases we have given the owners 30 days to complete the work. We have moved forward with the process of fining non-compliant property owners per our revised Tree and Vegetation Violation section of 500-A-27. As we have stated before, our desire is to have compliant properties, not to collect fines. The deck at the Lodge has been inspected by a qualified engineer. While we are waiting for a written report, he verbally told us that it meets current standards. We are likely to postpone expansion of the deck and gym if the written report confirms this. The decking surface does need to be replaced in 2020. We received a letter from Fire Chief Mike Johnson of the Ebbetts Pass Fire district stating that the parking situation at the Lodge on holiday weekends constitutes a safety issue as it affects their response to emergencies. Our plan is to expand the present parking lot to the area directly in front of the Lodge entrance. This area has been devastated by pine bark beetles, and our arborist tells us that the few remaining trees are likely to die because of stress. Handicapped parking stalls will be located directly in front of the Lodge entrance. Blue Lake Springs has received notice of non-renewal of our insurance. We have pointed out to our insurance company that we have hired a full-time fire prevention officer, that shaded fuel breaks surrounding

our community have been created, that we have an excellent fire rating of 2 in our community, that we have a VIP program, that there are fire hydrants next to the Lodge, and more. All of this has fallen on deaf ears. We are continuing to explore options. Fly-in Lake has been drained and dredging of the cove area should begin next week. We have purchased 15 maple trees which have been planted in Fly-in Park, which is the area across the bridge from the main beach and activity area. Picnic tables will be installed in Fly-in Park and the maples will provide welcome shade in the summer and a palette of reds and yellows in the autumn. The par course and disc golf course are also a part of Fly-in Park. The Board approved the 2020 Budget in the October Board meeting. Thanks to all who participated in the process. We looked hard at ways to provide our homeowners the amenities that keep our property values high while minimizing costs, and in the end our budget increases assessments by less than 5%.

6. Manager's Report: Manager Abila reported

- Administration: Delinquent Accounts & CC&R report were attached to the Board Book,
- Architect Plans for deck/gym/parking lot: Plans have been submitted, and will be available for review at the meeting. Management has begun the bid process. Included in the board book is the bid specification sheet
- CC&R Report: Included in the board book is an update on properties that were fined during the October Board of Directors meeting, and any progress that has been made.
- Senate Bill 323: Included in the Board book was a proposal for SB 323 Election Rules Package update from the Attorney. Cost to update is \$800 with a turnaround of a week. The Board will need to review and decide if there are any other qualifications they wish to add to the package.
- Lodge Generator: Is up and running with no issues. Management is looking into what else could be hooked up to the existing generator.
- Lodge Well #2: Manager has discussed with BLSMWC Water Master about hooking the facilities irrigation system up to mutual water. There should be no issue with the Association moving forward with the project. Wells will be used for keeping the lake topped off and flowing water over the spillway. Budget for well usage will be less for 2020, so the increase for water usage will be offset.
- Restaurant Decking: attached is a bid to replace the top boards, and to extend the corner of the bar deck \$15, 078.13. This bid does not include the glass railing, which we are still obtaining bids on. Total replacement budget for deck is \$31,580.00
- ADA: attached to the board book is the cost of the automatic door openers. The units will need to be hooked up to a power source

7. Treasurers Report: Treasurer McAtee reported the financial reports received from CID were complete and correct. The committee was able to sign off on the certification of the reports.

8. Committee Reports-

A. Summer Recreation: No report

B. Events Committee: Director Ward reported the committee met at the beginning of November to discuss the NYE menu. There was also discussion on Fall event, which will be some sort of musical review.

C. Architectural Review: N/A

D. Facilities/ Long Range Planning: BLUE PRINTS - Need minor changes on to plans then will obtain bids. Adding additional ADA compliant parking spots. DECK INSPECTION REPORT - waiting for the written report. Will obtain bids on the new deck and gym.

STATUS OF GENERATOR - Up and running.

UPDATE ON FLY IN LAKE IMPROVEMENTS

1. Dredging the cove - starting next week (week of 11/18)
2. Tree Planting - completed
3. Disc Golf - Completed except for tee signs that have been ordered.
4. Installation of weir by dam - will be worked on in the next couple of weeks.
6. Par Course - completed.
7. Drone Video - will be worked on in the next month.
8. ADA Report - no update

E. EPPOC: Meeting minutes included in Board Book

F. Fire Prevention Program: Fire Prevention Coordinator Thomas Hein reported on each of the properties fined, and where they are in the cleanup process. He also discussed the hazards of the abundance of old logs on the ground in certain areas, and how that has become a fire hazard. Thomas will be working with homeowners who have logs on their properties to facilitate the removal of these logs.

9. Old Business: a) Tree installation at Fly-In Park- All purchased trees have been planted. An arborist was on site to train our Maintenance staff how to care for the new trees. B) Approval of Playground Equipment- A specification sheet as well as pictures of the equipment were included in the Board Book for review. **Treasurer McAtee motioned to approve the purchase of Playground Equipment for \$8418 with shipping and taxes. Secretary Hjelmhaug seconded the motion. The motion passed unanimously.** c) Parking lot, deck, and gym expansions- Discussed in the General Managers Report. **Director Schultz motioned to go out to bid for the deck/gym/parking lot expansion. Director Ward seconded the motion. The motion passed unanimously.**

10. New Business: a) Cancelling December 21, 2019 Board Meeting- **Director Ward motioned to cancel the December 21, 2019 Board Meeting. Director Schultz seconded the motion. The motion passed unanimously.** Approval of update to Policy 500-A-37 Association Assessment and Fee Schedule- **Treasurer McAtee motioned to approve updates to policy 500-A-37. Director Schultz seconded the motion. The motion passed unanimously.** c) Approval of fire grant scope work- The Association is applying for a new grant to help with fire clearance. **Director Schultz motioned to approve a payment of \$1800 for Pre Fire Grant scope work. Director Ward seconded the motion. The motioned passed unanimously.** d) Review & Approval of new Election rules due to SB 323- **Treasurer McAtee motioned to approve management to contract with the Associations Attorneys to rewrite the Rules/Bylaws in accordance to SB 323. Director Ward seconded the motion. The motion passed unanimously.** f) Approval of 2020 Pro Forma- **Director Schultz motioned to approve the 2020 Pro Forma. Secretary Hjelmhaug seconded the motion.**

Correspondence: 3 Letters received and reviewed regarding various issues.

G. Executive Session: 11:25am Delinquent accounts and CC&R violations.

- H. Open Session:** 11:39am
- I. Adjournment:** 11:50am

Respectfully submitted: Amber Meyer