

Approved minutes of the regular Board of Directors meeting January 18, 2020

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 Steve Pollack, Dale Ward & Joanne Schultz. 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, 282-02, 330-03, 661-05. Member commented on the presence of the Association on social media, and whether or not it would be a good idea to include socials as a way to communicate to the membership, as well as quash any misinformation that is often times broadcast on the internet, and not necessarily in person at Board meetings.
4. **Approval of Minutes of the Regular Board Meeting November 16, 2019 meeting:** Director Ward motioned to approve the minutes of the November 16, 2019 regular board meeting. Treasurer McAtee seconded the motion. The motion passed unanimously.
5. **Presidents Report: President Utter submitted the following report:** Good morning fellow Board members. Welcome to the New Year and New Decade! Our best wishes for a healthy and safe year go out to all of our members. For those who use Blue Lake Springs as a weekend or vacation destination, we hope your number one New Year's Resolution is to get to the cabin a little more often in 2020.

New Year's Eve at Snowflake Lodge was a smashing success. The theme was "Roaring 20's" and the sellout crowd came dressed for the occasion. Amber, the kitchen staff, and the entire maintenance staff did a great job to insure that we all had a great time. The dredging at Fly-in Cove was completed a matter of hours before the weather turned to rain and snow. This project has been in the plans for several years, so it's a relief to have it done. This will expand the useable area of Fly-in Lake for swimming and boating. A number of small maple trees have been planted near the cove. As they mature, they will provide shade for picnic tables to be added in the area. The disc golf course and par course exercise stations are in place and ready for use this Spring. Everyone should have received a second letter from Consortium LLC correcting the due date for your 2020 assessment. Your assessment is due on May 1, not January 15 as the first letter indicated. There have been a few hiccups since we started working with Consortium, but we have found that they are responsive when problems have arisen. On December 13 you should have received an e-mail from the Association about Senate Bill 323, which stipulates that any member can obtain your contact information including property address, mailing address, and e-mail address from the Association unless you specifically opt-out of sharing it. We take no position as to whether you should or should not opt-out, but if you don't want your information shared you need to let the BLS office know. The December 13 e-mail included a form to use for that purpose. It's not too early to start encouraging members to volunteer for the Board or other positions available. Blue Lake Springs depends on the efforts of volunteers. There will be two positions open on the Board for terms beginning in June. Please consider running for a seat on the Board, or at least talk to your neighbors to encourage them to run. If you can't make it to every monthly Board meeting, don't let that stop you. We have had very effective Board members in the past who needed to call in to participate in several of our meetings. While we're on this subject, I'll mention that I have often had members I meet mention that we on the Board are doing a thankless job. I assure them it is far from thankless, in fact the number of people with a

“thank you” far exceed the critics. If you are interested in contributing to the community in a rewarding way, please consider the Board.

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: Completed plans were included in the Board Book. Rob Westerhoff, the Architect, stated the plan check came back with a pretty big issue. An ADA compliant walkway would need to be included to and from the restrooms and the parking lot. This may be a difficult task to complete given the current grade of the area.
- 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. These property owners will need to receive a new Notice to Appear before the Board can add additional fines.
- CID: There were several issues with the annual assessment mailing, including incorrect account billing, and incorrect due date. Management has addressed these issues with CID, and is working with them to correct any others.
- Dam Inspection: Included in the Board Book was the current inspection form the Division of Safety of Dams.
- Disk Golf Course: The #5 basket has been installed. Staff will relocate # 3 once the location has been marked.
- ADA: Maintenance Department has begun installing handrails around the facility.
- Restaurant Decking: Attached is a bid to replace current deck railing with glass paneling. Estimated cost is \$6,423.76. Replacement budget for the deck is \$31,580. Total replacement cost will be \$21, 501.89. This is a savings of \$21, 501.89 to the reserve fund.
- Food Service: The restaurant continues to be steady. The Holidays were a busy time for food service, with private Holiday parties the entire month of December.

7. Treasurers Report: Treasurer McAtee reported Finance committee reviewed the financial documents, and found there are still a few glitches with the documentation provided by CID. Management will have bi-monthly meetings to touch base and answer any questions the finance committee may have about the reports prior to the committee meeting. **Director Shultz motioned to approve the monthly financial certification. Director Pollack seconded the motion. The motion passed unanimously.**

8. Committee Reports:

A. Summer Recreation: No report

B. Events Committee: Director Ward recapped the New Year’s Eve party, which was sold out, and a success. The next Events Committee meeting will be 2/5/20 @ 3:00pm.

C. Architectural Review: 1 Approval for house plans

D. Facilities/ Long Range Planning: Treasurer McAtee reported the LRP committee met on January 17 and discussed the following: The purchase of new partitions for the restaurant, as the current ones are falling apart. Amenities at Fly-In: Par Course is completed; picnic tables will be ordered to be installed in the spring. The Maintenance staff is currently refurbishing ping pong tables to install at fly-in as well. Parking Lot: There has been an issue getting contractors to bid on the project. Management will continue to reach out to both asphalt and concrete contractors to

solicit bids.

E. EPPOC: Director Pollack summarized the meeting which he attended. Meeting minutes were included in Board Book

F. Fire Prevention Program: VIP Coordinator Jimmy Cooke gave the following report: The VIP program is always looking for more VIP inspectors, and if you are interested in helping out please contact the office. There is training that is provided. There will be information regarding Fire Prevention that will be included in the Associations first mailing, which will go out in March. Fire Wise Community day will be May 2, 2020. There will be a cleaning project at the Lodge as required to satisfy the Fire Wise accreditation requirements.

9. Old Business: a) Update/ approval new Association Insurance carrier- The Association is now covered by the California Fair Plan for fire insurance, as well as Philadelphia for Liability insurance effective January 1. The premium increased about \$10,000.00.

10. New Business: a.) Architectural review committee policy updates- Many of the current policies are outdated. Management will be going over policies and updating as needed, and bring to the Board for approval. b.) Approval of kitchen floor replacement & reserve fund transfer for work- A bid from Garage Experts to replace the kitchen floor was reviewed. **Director Pollack motioned to accept the bid from Garage Experts to replace the kitchen floor. Director Schultz seconded the motion. The motion passed unanimously.** c.) Approval of reserve fund transfer for Fly-In Lake work- Work included dredging of the cove. **Treasurer McAtee motioned to transfer funds from the reserve account to cover the invoice for Fly-In Lake dredging. Director Schultz seconded the motion. The motion passed unanimously.**

11. Correspondence: 1 letter received and reviewed. Management will respond to the homeowner.

12. Executive Session: 11:00am CC&R violations.

13. Open Session: 11:35am After discussion of CC & R violations the following motions were presented. **Director Ward motioned to send a notice to appear in front of the board for non-compliance to the following APN #s: 026004006, 026035014, 024007014, and 026052002. Secretary Hjelmhaug seconded the motion. The motion passed unanimously.**

Director Schultz motioned to grant an extension to become compliant to the following APN #s: 026004025, and 026033011. Treasurer McAtee seconded the motion. The motion passed unanimously.

Secretary Hjelmhaug motioned to remove the imposed fine due to compliance from the following APN #: 026035002. Director Pollack seconded the motion. The motion passed unanimously.

14. Adjournment: 11:40am

Respectfully submitted: Amber Meyer