

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

BLUE LAKE SPRINGS HOMEOWNERS' ASSOCIATION MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

1. **Call to order:** 9:05am
2. **Roll Call:** Directors Present via Zoom: 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 via conference call: 078-13, 112-09, 043-11, 062-12, 114-11, 483-04, 002-12, 441-03, 549-04, 072-11, 724-05. A member commented on the proposed parking lot, and expressed her opposition to it. Numerous questions were submitted via email, and read aloud to the Board.
4. **Approval of Minutes of the Regular Board Meeting February 15, 2020 meeting:** Director Ward motioned to approve the minutes of the February 15, 2020 regular board meeting. Secretary Hjelmhaug seconded the motion. The motion passed unanimously.

5. Presidents Report: President Utter submitted the following report: Good morning fellow Board members and Blue Lake Springs homeowners.

First, let me ask you to bear with us. None of us has done this before, and we're doing our best. The format of this meeting is a work in progress and will likely evolve in the coming months. There is a great deal more that we don't know than we do. When will we be able to come out of our cocoons? When will we be able to open the restaurant? Will we be able to open our recreational facilities by Memorial Day? Will we be able to open them at all this summer? What is the financial impact to the Homeowners Association? We don't know, we don't know, we don't know. And we don't know. But we will do everything we can to get to the other side of this. Calfire has postponed VIP inspections until a date to be determined. However, forest fires don't give a damn about the virus. So we have created a plan for Thomas Hein, our Fire Prevention Coordinator, to do property inspections from roughly mid-May through mid-June. Members will be notified of any problem areas noted and we are asking that those issues be addressed as soon as possible without putting yourself at risk. We all need to do our part to be responsible members of the community that we have here. We thank you in advance for doing your part. And we'll see you on the other side.

6. Manager's Report: Manager Abila reported

- CID: CID is making deadlines as requested
- DAM INSPECTION: Work has been put on hold due to COVID-19
- ARC UPDATE: Under Old Business are the updated ARC Policies
- DISC GOLF: All signs for baskets are in and will be installed
- ADA UPDATES: Electric door openers have been ordered
- RESTAURANT DECK: Deck is underway and is looking good
- FLY-IN Lake: Lake is full and running over the spillway
- LODGE LAKE: Lake is full and running over spillway

- **FOOD SERVICE & SUMMER RECREATION:** There are several issues that need to be addressed regarding COVID-19 and the operation of the Summer Recreation program and the Restaurant.

7. Treasurers Report: Treasurer McAtee reported CID was running behind on financials due to COVID-19. The April financials will be reviewed at the next Board Meeting.

8. Committee Reports:

A. Summer Recreation: With the COVID-19 pandemic, there will have to be some major changes to the Summer Recreation program. The staff is working on three contingency plans, all dependent on if and when the facilities will be able to open. It will be necessary to ensure the safety of members and staff if the facilities are allowed to open, and several of the events that draw large crowds may need to be postponed until 2021. What Summer 2020 is going to look like is a work in progress.

B. Events Committee: The Events Committee meeting for April was cancelled due to COVID-19

C. Architectural Review: 1 gate approval

D. Facilities/ Long Range Planning: LRP Meeting was cancelled due to COVID-19

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

F. Fire Prevention Program: With the recent suspension of the 2020 VIP property inspections for the PRC4291 (100 ft defensible space requirements) that was communicated to us by CalFire

Battalion Chief Brenton Brown, I have had no communication from CalFire stipulating if and when the suspension will be rescinded. The Blue Lake Springs VIP inspection team is **READY, WILLING AND ABLE** to complete the task of property inspections if the suspension is rescinded. PRC4291 is a year around requirement by the State of California to maintain a 100 ft defensible space around your property. Just inspections have been suspended, property owners are still required to maintain their properties to be in compliance with PRC4291. Lot cleaners are currently working in Blue Lake Springs. At this time, CalFire is still issuing burn permits. They are available online at: <https://burnpermit.fire.ca.gov/apply-for-a-permit/>

- Call CalFire at 209 754-6600 to see if it's a burn day.

- A list of lot cleaners is available on the BLS website under the Fire Prevention tab, see Service Providers. I want to especially thank and appreciate our property owners that are going ahead and having their properties cleaned up. As our Board President emphasized in his recent email to all property owners, "the corona virus is a very real threat. So is the possibility of a wildfire." That pretty much says it all in a nutshell. If any of our BLS property owners have questions regarding the 100ft defensible space requirement, please contact either myself or Thomas Hein, BLS Fire Safety Coordinator at vip@blsha.com

9. Old Business: a) Update on parking lot expansion- Waiting on bids for the parking lot. b) Review of point of sales system- After reviewing what we currently have and the cost to replace all systems it is recommended that we continue with the current POS. c) Review of Escrow Procedures- After discussion with the board, and concern over the fee for sellers/buyers in escrow via CID, the Board has decided to bring Escrows back in house. **Director Ward motioned to bring**

escrow procedures back in house. Director Pollack seconded the motion. The motion passed unanimously. d) Review Architectural Review Policy updates: Director Schultz motioned to approve the following polices to post on the website; 500-B-5, 500-B-9, 500-B-11, 500-B-13, 500-B-14, 500-B-16, 500-B-17. Treasurer McAtee seconded the motion. The motion passed unanimously.

10. New Business: a.) Appointment of Director(s) of Election: **Treasurer Hjelmhaug motioned to approve Anne Evans as the Inspector of Elections. Director Pollack seconded the motion. The motion passed unanimously.** b) HOA filing for Paycheck Protection Program- all paperwork is done and submitted. c) Notice of Election Information: **Vice President Clemens motioned to approve the Notice of Elections (with corrections). Director Schultz seconded the motion. The motion passed unanimously.**

11. Correspondence: Several questions were emailed and read out loud during the meeting and covered during member's comments

12.Executive Session: 10:43am Delinquent Accounts

13.Open Session: 10:54am

14. Adjournment: 10:55am

Respectfully submitted: Amber Meyer