

Approved minutes of the regular Board of Directors meeting June 20, 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 via conference call: 058-11, 149-09, 131-13, 154-12, 140-11, 034-01, 549-04, 073-12, 067-01, 066-01, 310-02, 019-12, 046-01, 120-02, 292-02, 114-09, 002-10, 740-05* *(please note, this may not be a complete list of those in attendance, as names are sometimes muffled via teleconference). Several questions regarding various issues were read aloud during the meeting, ranging from ideas on what to do with the space in front of the lodge, opposition to the proposed parking lot expansion, a potential reservation system for the use of the pool, specific reasoning the restaurant remains closed, thank you's about Fly-In acres and the improvements, new Snowflake Lodge sign.
4. **Approval of Minutes of the Regular Board Meeting May 16th, 2020 meeting:** Director Schultz motioned to approve the minutes of the May 16, 2020 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 and homeowners. Our busy summer season is here, and a most unusual summer season it is. We are challenged by changing guidelines from the State and County concerning COVID-19, and by our own judgements balancing the safety of our members with our desire to open the wonderful facilities we have here in Blue Lake Springs. Calaveras County has had a very low incidence of infection and we certainly don't want that to change. On May 29 we received an opinion from our attorney that stated, in part, "Not having enough parking would not be considered gross negligence." This means that our HOA would probably not be liable in the event of an injury to a person parking in the street near our Lodge, which was one of the primary motivations for the parking lot we had planned. However, the area directly in front of the Lodge entrance is the right place for handicapped parking - not the present location in the upper parking lot where a steep hill or many steps must be negotiated to gain access to the Lodge. An area for pick-up and drop off would allow access to recreational facilities by the walkway going past the gym, bypassing the steep stairway to the present check-in booth. These could be accomplished at greatly reduced cost and in much less space than the current plans. That leaves open the question of what to do with the remaining area in front of the Lodge. What a few might describe as a parkland could equally be described as a wasteland with a few trees. The arborist we consulted told us that those remaining trees are at high risk because they are not protected by the pines lost to the pine bark beetles. Landscaping? Plant trees? If so, what kind? Your Board welcomes your ideas to improve the appearance and/or usefulness of this area. This month ends my three year tenure as a Board member. There have been many challenges and

accomplishments in that time. Facilities at Fly-in Lake have been greatly improved with the additions of a par course, disc golf course, beach volleyball, and horseshoes. The lake was drained and dredged to increase its useable size. The beach area has been expanded. Work has begun on making Fly-in Park a desirable picnic area. At the Lodge we have added bocce and pickle ball courts. We have taken steps to improve access to our facilities to those with disabilities, and more work will be done. We have developed a policy to insure that homeowners have created a defensible space to reduce the threat of wildfire and have an employee dedicated to helping our homeowners comply. We created a policy to clean the messes created by bears. We set a goal of increasing our asset reserves to 50%, and in three years have increased our reserves from 22% to 36% on our way to meeting that goal. We have taken a much more professional approach to handling our finances than we had in the past.

Challenges have included a drought leading to pine bark beetle infestation and the loss of trees, followed by flooding that washed out our amphitheater and tennis courts. I want to thank my fellow Board members. It has been a privilege and pleasure to serve on the Blue Lake Springs Board. Our discussions were just that - discussions and not arguments. We haven't necessarily agreed, but we have respected one another, and that makes all the difference. My hope is that this will continue with future Boards. I thank current Board members Denny Clemens, Doug Hjelmhaug, Mike McAtee, Steve Pollock, Dale Ward, and Joanne Schultz. Previous Board Members I've worked with include Bev Vasquez, Chris Gosswiller, Guy Pollak, and Bob Podesta. Our staff including Tony Abila, Amber Meyer, Thomas Hein, Mark Owens and his maintenance staff, Marc Kirby and the restaurant staff, Recreation Director Judith Anderson, have all been essential to our success. Thanks to all!

6. Manager's Report: Manager Abila reported

- Covid-19: The State of California has mandated the use of face coverings. Attached to the Board book is the mandate.
- BLS Risk Assessment for COVID-19: Attached for the Boards review.
- Disc Gold: Baskets will be reinstalled for use
- ADA Updates: Automatic foors have been installed. The one located at the front door has a faulty remote and the company is ssending a new one at no charge. There are still 3 more to be installed. An automatic door opener will be installed at Fly-In Lake restrtoms as well. Handrails are also being installed on the facility.
- Restaurant Decking: Staff is installing extra glass railing onto the cement patio for additional restaurant dining. New paint colors have been added to enhance the overall appeal of deck dining. Staff will be requesting the Board consider repainting the entire lodge the new paint colors. A new lounge/seating area has been added.
- Fly-in Lake: Cattails around the lake will be sprayed in August. The lake may have had its first case of swimmers itch. Staff will monitor, and if additional cases are found sighns will be posted informing the membership. The new beach area has been well received. Total cost for sand came in at \$16,000, about \$6,000 over budget. Managemnt will be looking at relocating horseshoe pits.
- Lodge Lake: Lake water is still running over spillway. There have been leeches found in both drain inlets leading into the lake. No leeches have been found in the actual lake at this time.
- Food Service: No report due to closure. Management is currently having issues staffing the restaurant to reopen.

- Summer Recreation: Recreation report was attached to the Board Book. Items included are the activities and events modifications, check in office sanitation and disinfection checklist, Lodge sanitations touch point list, Summer Recreation zone capacity list, and the 2020 Conditional BLS rules.
- **7. Treasurers Report:** Treasurer McAtee reported the following: May financial reports were clear and complete and will be able to be certified. As we mentioned last month, the Association was audited and received a preliminary report with an unqualified opinion. We are waiting on the final report from the auditor.

Secretary Hjelmhaug motioned to approve the certification of the May financials.

Director Ward seconded the motion. The motion passed unanimously.

7. Committee Reports:

A. Summer Recreation: No additional report

B. Events Committee: No report

C. Architectural Review: 1 house and deck plan, 3 paint approvals

Facilities/ Long Range Planning: Treasurer McAtee reported the LRP Committee met on June 18th and discussed the following: LODGE LAKE PARKING LOT - THE COMMITTEE MET WITH THE ARCHITECT TO DISCUSS THE PARKING LOT. THE ARCHITECT TO REVISE THE PLANS.

ADA COMPLIANCE - DOOR OPENERS HAVE BEEN INSTALLED AND SIGNAGE TO BE COMPLETED BY THE END OF JUNE.

LODGE LAKE PROPERTY

1. STATUS OF CHILDREN'S PLAY AREA - WILL BE INSTALLED BY MID JULY.
2. INSTALLATION OF GLASS RAILING ON RESTAURANT'S DECK- COMPLETED WITHIN A WEEK.

VIP INSPECTIONS UPDATE - INSPECTIONS ARE COMPLETED AND LETTERS SENT. CAL FIRE IS ALSO DOING INSPECTIONS.

FLY-IN LAKE - SAND WAS ADDED TO THE BEACH AND NEWLY RECLAIMED AREA.

1. RESEARCHING POS SYSTEMS FOR FLY-IN.
2. SECURITY HAS BEEN HIRED FOR FLY-IN LAKE.
3. ACTION ITEM - RELOCATION OF HORSESHOE PIT TO BE DISCUSSED AT NEXT MEETING.

UPDATE ON SNOWFLAKE RESTAURANT REOPENING - NO DATE AS YET.

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

F. Fire Prevention Program: Thomas Hein submitted the following report: This past month has been very productive. The CC&R inspections went very well. CALFIRE has been stricter than in previous years. I have spoken with many homeowners who have received LE100s from CALFIRE for very simple violations. However, it seems as if CALFIRE did not inspect past Rainy Drive. Over 2,000 properties were inspected in less than 30 days. I was surprised by the number up people that came up to clean their properties. This office send out 25 CC&R violation letters to improved properties that needed immediate cleaning, and 50 unimproved properties for hazardous violations. Re inspections will be in 2 weeks. Firewise day will be moved to September due to current Covid-19 restrictions.

8. Old Business: a) Update on parking lot expansion- covered during the meeting. The Board of Directors has decided to scale down the project, potentially only moving handicapped parking. b) Facilities usage during local and state mandates- at this time usage is still restricted to members and family members.

10. New Business: a.) Approval of Board Ethics Policy- A revised ethics policy was included in the BOD book for review. **Director Ward motioned to approve Ethics policy for directors and committee members. Secretary Hjelmhaug seconded the motion. The motion passed unanimously.** b) Review and approval of installing a radio repeater for BLS staff radios. Communication between the lodge and staff at Fly-In lake has proven difficult and unreliable with the current radio range. Management is proposing purchasing and installing a repeater to improve range. **Treasurer McAtee motioned to approve purchase of radio repeater, subject to approval from the BLSMWC for placement on one of their water towers. 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: 10:12am Delinquent Accounts & CC&R violations, and personnel

13.Open Session: 10:57am

14. Adjournment: 10:58am

Respectfully submitted: Amber Meyer