

Approved minutes of the regular Board of Directors meeting May 16, 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 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: 062-12, 165-12, 034-01, 058-11, 149-09, 519-04, 046-01, 154-12, 005-11, 114-11, 120-02, 483-04, 146-09, 310-02*
*(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 the proposed parking lot expansion, to VIP inspections, questions on the Associations Fire Insurance documents were asked and answered. A question regarding the horse shoe pit at fly-in was also asked, as well as a suggestion regarding the intersection of Linda and Blue Lake Springs Drive.
4. **Approval of Minutes of the Regular Board Meeting April 18th, 2020 meeting:** Vice President Clemens motioned to approve the minutes of the April 18, 2020 regular board meeting. Secretary Hjelmhaug seconded the motion. The motion passed unanimously.

5. Presidents Report: President Utter submitted the following report: Good morning. Our normally busy summer season in Blue Lake Springs is just weeks away. While your Board and the BLS staff are busy preparing contingencies, there is so much that we don't know. State and county guidelines are changing frequently and without notice. Just this week the County announced that we are entering Phase 2 of reopening. Do we need to prepare for large crowds or will there be very few vacationers? Can we open some of our facilities, and if so, how do we make them as safe as possible? How many people can safely use each of our amenities at any given time? How do we clean equipment between uses? Please note that the County has directed that our facilities are open only to Calaveras County residents. We are required to monitor our facilities to insure that this directive is followed. I would also like to take this opportunity to remind us all to be civil to one another. I know we're all being pushed, but there have been several rather ugly incidents between visitors and our staff. We're all doing the best we can - keep that in mind. This will be our second virtual Board meeting and I hope many of our members are in attendance. As a reminder to those who do attend, there are two opportunities for comments, one near the beginning of the meeting and one near the end, and comments are welcome before any issue requiring a vote of the Board. Comments are limited to 3 minutes. It is important to adhere to these policies to keep order in our meeting and to insure that everyone has a chance to be heard. You have received an e-mail stating that the VIP program has been postponed this year. Instead, Thomas Hein, our Fire Prevention Coordinator, is inspecting properties from roughly mid-May through mid-June. Results from his first day of inspections are

very encouraging. Thomas was able to inspect 103 properties and found only 2 with serious problems and another 8 with fairly minor corrections necessary. The remainder were either very minor or no issues at all. The only downside is that, with all the walking he did, Thomas's legs have turned to jello. Calfire has let us know that they are also performing inspections in Blue Lake Springs. They are coordinating their inspections with Thomas, exchanging information when problem properties are noted. Work on our Lodge deck repair is complete. By using our maintenance staff we were able to save a considerable sum, and it looks great! A few have claimed that Blue Lake Springs assessments make our community undesirable for those looking for a home in the area. Quite to the contrary, realtors tell us that BLS homes command a premium of \$10-20K more than those in other Hwy 4 communities. We are pleased to note that we have 4 candidates for the two available seats on the Board. It's great to see the interest and we commend those who are offering their time and talents.

6. Manager's Report: Manager Abila reported

- Dam Inspection: Work has been put on hold due to COVID-19
- Administration Office: Calaveras County has released office spaces to open. There was a readiness plan attached to the board Book. There are local and State requirements that will need to be implemented prior to opening.
- Covid-19: Attached to the Board book is the COVID-19 Screening Checklist for Employees and policies regarding the screening and employee PPE.
- BLS Risk Assessment for COVID-19: Attached for the Boards review.
- Disc Gold: Baskets will be reinstalled for use
- ADA Updates: All product is taking longer to be delivered as a result of COVID-19, including door openers
- Restaurant Decking: Deck has been completed, railing is being installed and is near completion
- Fly-in Lake: The Lake Doctor has been contacted as a result of an abundance of weed growth. Typically, when the lake weed has started this early, it indicates the lake water is warmer than normal. The lake will need to be treated more than normal if this remains true.
- Lodge Lake: Lake water is still running over spillway. Fish were planted on May 11th.
- Food Service: No report due to closure. Now that the County has been released to full stage 2, the restaurant can prepare for opening. There is industry guidance for dine-in restaurants that staff will be implementing.
- Summer Recreation: Recreation report was attached to the Board Book. Items under stage 2 that are not allowed to open are community centers, including public pools, playgrounds, picnic areas, and gyms. Opening date of the facilities will depend on the State and local mandates. Staff recommendation is June 20th if allowed.

- 7. Treasurers Report:** Treasurer McAtee reported the following: Finance committee was able to review March financials and is able to certify. The Audit was completed and a favorable draft report was submitted. The report will be posted once the Final has been reviewed.

Director Schultz motioned to approve the certification of the April financials. Director Pollack seconded the motion. The motion passed unanimously.

8. Committee Reports:

- A. Summer Recreation:** No additional report

- B. Events Committee:** The Events Committee meeting for May was cancelled due to COVID-19
- C. Architectural Review:** none
- D. Facilities/ Long Range Planning:** Treasurer McAtee reported the LRP Committee met via zoom on May 14th, the following is the summary of the meeting: ADA COMPLIANCE - Door openers and door closing apparatus to be installed. Handicap accessible signage to be ordered. DECK AND RAILING PROJECT - Project completed by maintenance. Maintenance did an excellent job. REVIEW BID FOR PARKING LOT - Need several clarifications/changes on the existing bid. Tony to obtain an additional bid. Will need to be reviewed by our architect and Calaveras county. VIP INSPECTIONS - Thomas Hein is doing all fire inspections this year. He has finished Unit 1 and is currently working on Unit 2. Cal Fire is also doing fire inspections this year. FLY IN LAKE - Horseshoe pit has been put back in reclaimed area. Sand will be put in part of this area to make a larger beach. OPENING THE LODGE FOR THE SUMMER SEASON - Tentative opening date for the lodge facilities to open is June 20, 2020. Snowflake Restaurant may be able to open on June 5th. BLS Management is reviewing the State of California's COVID-19 requirements for the restaurant and lodge properties to reopen. During the meeting the possibility of hiring an outside security company to monitor Fly-In lake was discussed.
- 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 week, we started the BLSHA CC&R Courtesy Inspections. We started on May 13, 2020. We have already covered over 500 improved properties. Out of those 500 properties, there have only been four #4's. Two of those #4's were for standing dead trees. It seems like property owners took the fire danger very seriously. We have had a number of #3's, but they are just lots that have not had any work yet. It really does look great out there. Calfire has their DSIs out in units 14 and 15 right now. They have asked us to send them our worst of the worst, when we are ready. Calfire also said they would let us know which properties in BLSHA, they will need our help with. Once the inspections have been recorded, we will send out CC&R violation letters to those with hazardous violations. We will also re-inspect all #3's. I am hoping to invite #4's to the next BOD meeting in June. If this is possible, we will be on a Pre-Covid19 timeline for those with violations. There has been no word about the suspension of the VIP program. I am still holding out hope for 2020 VIPs, but it is looking less and less likely that it will happen this year. Jimmy Cooke submitted a report asking home owners to remember the VIP requirements are year round. Jimmy also reported that he has been asked to step down as the VIP Coordinator by Cal Fire, which he has done.

- 9. Old Business:** a) Update on parking lot expansion- The Association will be going out for a second bid on the parking lot b) HOA filing for PPP- Application was approved c) Facilities usage during local and State mandates: Fly in will open to members and family members Memorial Day Weekend as planned

10. New Business: a.) Appointment of VIP Coordinator: Thomas Hein was suggested as the new VIP coordinator, as his role as Fire Prevention Coordinator is interchangeable. **Secretary Hjelmhaug motioned to appoint Thomas Hein as the VIP Coordinator.**

Director Ward 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: 10:41am Delinquent Accounts & CC&R violations

13.Open Session: 10:57am

14. Adjournment: 10:58am

Respectfully submitted: Amber Meyer