

Draft minutes of the regular Board of Directors meeting November 21, 2020

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

1. **Call to order:** 9:00 am
 2. **Roll Call:** Directors Present: President Doug Hjelmhaug, Vice President Mike McAtee, Treasurer Joanne Schultz, Secretary Dale Ward, Director Steve Pollack, Director Jimmy Cooke and Director Roxanne Dubois (via zoom). Staff Present: General Manager- Tony Abila & Assistant General Manager- Amber Meyer
 3. **Executive Session:** Update on litigation (Member vs. Blue Lake Springs) and CC&R violations
 4. **Open Session:** 9:30 am
 5. **Member/Guest Introduction/Comments:** 28 Members attended the meeting via Zoom. Members questions were submitted prior to the Board meeting and read by Manager Meyer. Some questions/concerns were regarding how members were chosen for various committees, concern around opening the restaurant during the pandemic, a question about providing a pine needle drop location for BLS members, and a thank you to the BOD and staff for the work being done.
 6. **Approval of Minutes of the Regular Board Meeting October 17, 2020 meeting:** Treasurer Schultz moved to approve the minutes of the October 17, 2020 regular board meeting. Vice President McAtee seconded the motion. The motion passed. Director Pollack abstained.
 7. **Presidents Report: President Hjelmhaug gave the following report:** I will defer the restaurant status to the restaurant committee section of the agenda. Today is the last day to place a pie order, with close to 100 pies being ordered already. On a different note, the Blue Lake Springs finance committee completed the 2021 financial budget, which was approved at the October board meeting. This is a fiscally conservative budget, taking into consideration potential additional COVID-19 restrictions and the general economic uncertainties of 2021. I would like to thank the finance committee and Tony, for completing the budget on schedule.
- 6. Manager's Report: Manager Abila reported**
- **Delinquent Accounts:** Update was included in the board book. Collections have been successful, even with the economic impact of COVID-19. There is about \$37,000 in outstanding 2020 assessments .
 - **Lakes:** Both Fly-In and Lodge lakes have been drained. There is some work that needs to be done at lodge lake. Some of the pipes are impacted with sand. They are flowing free, but need to be cleaned out. The maintenance staff will do the work.

- **Trees:** We were able to purchase 4 maple trees to replace the stolen ones from Fly-In Park. The trees were on sale at 40% off. They will be planted, and blocks and cables installed to prevent theft.
- **Pool:** The pool decking is getting to the point that it will need to be replaced. It is on the reserve study and we can look at that for 2021.

A. Treasurers Report: Treasurer Schultz gave the following report: There is no report because the Finance committee did not meet. The Committee will be reviewing November and December certifications when we meet in January.

8. Committee Reports:

B. Summer Recreation: No report

C. Restaurant Committee: Treasurer Schultz gave the following report: The restaurant committee met one last time after the October board meeting, to look at possible marketing avenues. The committee has now completed its work. I want to thank every one of the committee members, they were a hard working group and we did a lot of work in a very short period of time. They came up with some really great suggestions. The Board is going to be looking at those in a special meeting scheduled for December 1st at 4:00pm. The full committee report was made available to the membership via email, as well as on blsha.com. I also want to thank those 405 people who participated in the survey, that was a remarkable number. What was so impressive to me, was that when we began interviewing for the chef position, what made our new chef stand out was how in line she was with what the committee was talking about, as well as what came across in the survey. It is very exciting, and I just want to thank everyone again for their hard work. From now on, the restaurant report will be coming monthly from Management. Manager Meyer reported the following: The last RC meeting was about marketing, and since then Chef Kris has become an administrator on the Snowflake Lodge Facebook page and Instagram account. She is very familiar with promoting business via these platforms. We continue to send out information via email and the lodge log as well. Kris has been on board since October 20th, and since then has been busy preparing for reopening. Menus will be developed seasonally, so the Lodge will reopen with a Winter menu. The plan is to run a soft opening during the month of December, with a Chef's tasting. The Grand Re-opening will be January 8th. The pie sale is a great way to bring in revenue with minimal expense. As it stands now, with today being the last day to order, we have profited close to \$1000.

D. Events Committee: No report

E. Architectural Review: 1 deck approval

F. Facilities/ Long Range Planning: Vice President McAtee gave the following report: The LRP committee met on November 19th. The committee mostly discussed the formation of a CC&R review sub-committee. The CC&R subcommittee will be an extension of the LRP committee and will do the following: Establish the goals of the committee, review CC&Rs and possibly bylaws and policies for any updates or changes, and task the Associations attorney with reviewing and rewriting sections as determined by the subcommittee.

G. EPPOC: Minutes will be posted

H. Fire Prevention Program: Thomas Hein submitted the following report: October through November saw a drop in CC&R violation letters and complaints. Most of the complaints we are

receiving are now about garbage spills. With winter approaching, the Fire Prevention duties will be switching priorities from inspections to updating inspection records for 2021, getting with Joan Lark about the 2021 Approved Vendor List, coordinating with CALFIRE and as always....looking for standing dead trees. It is possible that CALFIRE will bring back the VIP program, but I highly doubt that it will be in 2021. PG&E and ACRT are switching programs again. When the Members are contacted by PG&E tree removal, they need to take the time and read about the current guidelines on PG&E tree removal process, and whether there have been any changes to the program. The Members need to be reminded that the property owner is responsible for logs and debris, which are left by PG&E or any other entity. We are almost out of fire danger, in 2020. Let us finish this year properly.

9. Old Business: a) Radio repeater purchase and location- Currently waiting on contract to install from the BLSMWC. b) Replacement of wooden sign at entrance of Snowflake Lodge- Maintenance staff has been working on the sign and has the lettering carved out. Waiting on stain and then installation.

10. New Business: a) Proposed revision of Association CC&Rs- addressed in LRP committee report. b) Cancellation of December Board meeting- **Treasurer Schultz moved to cancel the December 2020 Board Meeting. Director Cooke seconded the motion. The motion passed unanimously.**

11. Correspondence: Received and Discussed in meeting

12. Adjournment: 11:04 am

Respectfully submitted: Amber Meyer