



**BLUE LAKE SPRINGS HOMEOWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS
Thursday, February 24, 2022
Via Zoom**

1. **Call to order:** 6:00 pm
2. **Roll Call:** Directors Present: President Kevin Prosis, Vice President Roxanne Dubois, Secretary Nancy Domm, Directors Kayleen Clemens, and Rick Giorgetti. A quorum was established. Absent: Treasurer Joanne Schultz and Director Dale Ward

Staff Present: General Manager Tony Abila and Assistant General Manager Amber Meyer
3. **Executive Session:** President Prosis reported on executive session meetings held on February 8th and February 24th. Meeting topics included discussion regarding potential employee lawsuit, collection options of judgement awarded to BLSHA from member lawsuit, CC&R violations, and proceeding with collection options on delinquent accounts.
4. **President's Update:** President Prosis's update included thanks to those in attendance. We are preparing for the annual financial audit, planning events, replacement projects, preparing the VIP program, and preparing for the Summer season.. Members will have 2 minutes to comment at tonight's meeting.
5. **Open Forum-Members comments:** 38 members attended the meeting via Zoom. Member comments included comments about the playground project, roll-call voting via Zoom, Food Services Committee/Lodge Manager, and the General Manager responded to correspondence received.
6. **General Manager's Report:** Manager Abila reported
 - Fly-In Lake: The rock wall maintained by the County along fly-in lake has been further damaged. Management contacted the County to report the damage, as it may pose a safety risk to those walking along the road. Water levels at both lakes are flowing over the spillways. The new sign at Fly-In has begun and will be ready for season opening.
 - Pool: Final bids have been received for repairs of the pool area. Management will review and send to FLRPC for its input.
 - Call for Candidates and Consent: Administration sent t a mailer to the membership that contains a call for candidates form for the upcoming Board election, as well as an instruction sheet for members to consent to receive electronic documentation from the Association.

7. **Food Services Committee:**

- Director Giorgetti reported the FSC met on February 10th. The committee reviewed the approved Lodge Manager position job description, and discussed the FSC proposal presented at the January Board meeting. The FSC also discussed the process for hiring the new Lodge Manager and posted the position on Indeed; applications are being received. The FSC reviewed the current menu and will forward ideas to staff.

8. **ARC/ Facilities Fees and Usage:**

- ARC: 2 new applications were received; one new application for the removal of a dangerous tree, and one new home construction.
- Facilities Fees and Usage/ Ad Hoc Renters Committee: Updated fee policies 500-A-4 and 500-A-37 have been submitted for review to the GDRC and Treasurer and will be brought to a future Board meeting. The committee developed an “Incident Reporting Form” for members to report violations. This form will be submitted in the future for Board review and approval.

9. **Secretary’s Update:**

- Minutes of January 29, 2022: A correction was received for the minutes, in the General Managers report. The sentence will now read “the Association is researching, and will address the ramifications of serving alcohol at Association events”. Secretary Dommès moved “**to accept the Board of Directors’ meeting minutes of January 29, 2022 as corrected.**” The motion was seconded and passed unanimously.

10. **Board Committee Reports:**

- **Facilities and Long-Range Planning** -
 - a) Playground: Vice President Dubois presented two playground equipment proposals.. FLRPC recommends the purchase and installation of “option 1.” Secretary Dommès moved “**to accept “option 1” for new playground equipment at the Lodge, for a cost not to exceed \$28,000.**” The motion was seconded and passed unanimously. Because the playground is a reserve expenditure, authorization is needed to cover the cost not budgeted in the reserve study. Vice President Dubois moved “**to take an additional \$19,100 out of reserve to fund the additional cost of the playground.**” The motion was seconded and passed unanimously.
 - b) Retaining Wall: Manager Abila reported the wall is finished, and the bids for completion of the stairs have been received and are being reviewed.
 - c) Dog Trail: FLRPC would like to propose putting in a dog run/trail on the Fly-In lake park property. Discussion was had regarding the cost of the project, as well as liability to the Association, signage, zoning of the area, and ways to police the area. With questions raised regarding liability and zoning, the proposal was tabled to the March Board of Directors meeting.
- **Events Committee** - Secretary Dommès reported the Events Committee did meet in February, and talked about the budget for the committee, alcohol policy which will be researched and reported back to the Board. Events committee Policies 1300 series were distributed to the committee as well. Updates were given on potluck, bridge, Texas hold em, etc. The committee also discussed postponing the Spring event until the Summer time.

- **EPPOC** – No report: Will be presented at March meeting

11. **Fire Prevention Program:** Thomas Hein, VIP Coordinator, submitted the following report:

- VIP Inspections.: The Association is asking for volunteers to sign up for the new VIP program. Please call 209-795-2357 to volunteer.
- Culverts: Due to the 2021 and 2022 storm damages, the culverts and WLPZs are in poor condition.. There are many trees down in these areas. Mr. Hein recommends shifting the focus of grant procurement to these culverts and WLPZs, within the Association.

12. **Treasurer’s Report:** No report- Financials will be presented at March meeting

13. **Adjourn:** Meeting was adjourned at 8:30pm. The next Board of Directors meeting will be determined at a later date.

Minutes recorded by Amber Meyer, Assistant General Manager

SECRETARY’S CERTIFICATION:

I certify the foregoing is a true and correct copy of the minutes approved by the Board of Directors.

Nancy Dommès, BOD Secretary

Date