

Approved Minutes of the Regular Meeting on April 17, 2010

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

DIRECTORS PRESENT: President Frank Hengel, Vice President Dave Ryniec, Secretary Harry Tittle, Directors Angela Logan, Doug Rischbieter and Roy Silcox.

DIRECTOR ABSENT: Treasurer Teresa Rossi-Clay

General Manager: Tony Abila

Assistant General Manager: Marsha Hampton

**1. Member/Guest Introduction:** Pete Padelford, Lot 70, Unit 11; Larry & Bobbi Haskell, Lot 731, Unit 5; Don & Mary Peterson, Lot 151, Unit 11; Sherry Tittle, Lot 12, Unit 1; Larry Larson, Lot 119, Unit 13; Alice Hengel, Lot 127, Unit 2; Norm & Anne Friberg, Lot 785, Unit 7; Clint & Kaaren Babb, Lot 620, Unit 5; Sheila Silcox, Lot 785, Unit 7; Daniel Faulkner, Lot 26, Unit 10; Jim Cohune, Lot 18, Unit 13; George Paul, Lot 140, Unit 11; Ed & Michele Stahlberg, Lot 128, Unit 10.

**2. Outcome of Closed Session on March 20, 2010:** President Hengel read the following motion that was passed at the March 20, 2010 regular meeting: **A motion was made and seconded that the Board concur with the Association's legal advice to reject member claims protesting 2010 dues assessment of multiple owned undeveloped lots and the motion carried.**

**3. Member/Guest Forum:** No comments.

**4. Approval of Minutes:**

a) Approval of Minutes for the March 20, 2010 Regular Meeting.

**Director Rischbieter made a motion to approve the Minutes of the Regular Meeting on March 20, 2010. Vice President Ryniec seconded the motion. The motion passed unanimously.**

**5. President's Report:** No report.

**6. General Manager's Report:** Manager Abila gave the following report:

a) Operations Review:

The signed contract with Arts of Bear Valley was presented.

The 2010 full Audit Report has not been received at this time.

The stairs at Fly In Lake have been repaired.

Fly In Lake is at capacity. Director Rischbieter stated that due to State Fish & Game Regulations, there is an obligation to protect aquatic life downstream, therefore it may be necessary to release cold water through the valve, rather than rely solely on spill.

Parts of the retaining wall at Fly In Lake is currently being replaced.

The broken wire fence at the Fly In Lake Dam is on the County right of way. President Hengel suggested contacting Public Works and reporting the safety issue.

Lodge Lake is 75% filled at this time.  
An oak tree fell on the utility trailer totaling the trailer.  
A bid for tree trimming was presented.

**Director Silcox made a motion to approve the tree trimming bid from Sierra Tree Service totaling \$1,800. Vice President Ryniec seconded the motion. The motion passed unanimously.**

The Job Faire held on April 8th was successful.  
The Fish Stocking Permit was approved by State Fish and Game.

b) Fly In Lake Foot Bridge: Still waiting for a third bid.

c) Lodge Lake floats/docks: No report.

**7. Financial Report, Treasurer:**

a) Financial Review for the three month period ended 3/31/10: Treasurer Rossi-Clay absent.  
No report.

b) Review status of 2009 Audit report and related Management Letters. Board consideration of approval (Audit report including Notes due to members 4/30/10):  
As reported under Manager's Report, have not received 2009 Audit Report at this time.

**8. Committee Reports:**

**A. Finance:** No report.

**B. Summer Recreation:** No report.

**C. Winter Recreation:** Secretary Tittle gave the following report:

The Egg Extravaganza was cancelled due to snow and rain. Gifts were passed out to those children who had signed up for the event.

A thank you letter to BLSHA from Mike Brown of Ebbetts Pass Elves for the BLSHA donation of \$305 was read to the Board.

The Texas Hold'em Card practice will be held the second Thursday of each month through May.  
The St. Patrick's Dinner/Dance handled by the kitchen staff was successful with the new DJ system playing the music.

**D. Marketing:** No report.

**E. Personnel:** The job description for the Security position will be revised at the next personnel meeting.

**F. Architectural Review/CC & Rs:** Director Rischbieter reported that the ARC Committee will meet to discuss the request for a commercial sign.

**G. Facilities:** Director Logan reported that she has gotten two bids from different sign makers to replace the signs at the walkway to Snowflake Lodge, the walkway to the recreation/pool area and at the top of the parking lot.

The cost for replacing the three signs is about \$10,000. Director Logan will email the bids to the Board before the next Board Meeting.

**H. Long Range Planning Committee:** Vice President Ryniec reported that one set of the ‘concept drawing proposal’ for the Fly In Lake area has been prepared. He hopes to have the drawings back by the May Board meeting. He also suggested including all Long Range Planning material in the blue Policy Book.

**I. EPPOC:** Vice President Ryniec reported that a lawyer who represents homeowners associations spoke at the last EPPOC meeting. Those minutes should be available at the next board meeting. He also stated that CalFire is requesting inspections to start in early May. The BLSHA VIP initial meeting will be held May 13, 2010. Vice President Ryniec stated that more than likely the County will not be subsidizing Miller’s in Avery this year and the cost for pine needle disposal will be \$5.00 a yard.

**J. Tax Exempt:** Director Silcox reported that after reviewing all BLSHA documents, the Tax Exempt Committee will present recommendations to the Board of items in those documents that need to be sent to a professional to determine whether the BLSHA documents effect our tax exempt status. Those findings will be presented to the Board for further action.

**9. Old Business:**

a) Violation and Fining Policy: Director Rischbieter requested the ‘Violation and Fining Policy’ currently posted on the BLSHA Website include a disclaimer that “the policy is currently under review and under consideration for revision.” After a discussion about the legality of this policy and the procedural requirements to change the status of the policy, the following motion was made.

**Director Rischbieter made a motion that the Board put a disclaimer as stated above at the top of the Violation and Fining Policy on the website. Director Silcox seconded the motion. President Hengel, aye; Vice President Ryniec, aye; Secretary Tittle, nay; Director Logan, aye; Director Silcox, aye. The motion passed with five ayes and one nay.**

**10. New Business:**

a) 2010 Budgeted (approved) allotments for events, cancellations of events (budgeted amounts do not revert to other events), and procedure of Board Review for approval of any requested increases for other events: In Treasurer Rossi-Clays absence Manager Abila summarized this issue. He reported that the Winter Recreation Committee is requesting that the Board approve reallocating this year’s St. Patrick’s Day budget to four other events. In an email to the Board titled Treasurer Memorandum to the 2010 Budget, Treasurer Rossi-Clay stated, “The Committee is not authorized to spend beyond budgeted amounts for each event and budgeted funds of cancelled events remain as Association Operating Fund. Any request for increases to individual event budgets should be brought to the Board (either through the Board Liaison or Management) with rationale and any

justification for consideration. The Membership relies on the approved Budget's integrity and any adjustments such as allotting Association Funds from cancelled events to other events should be well documented as Board actions."

A lengthy discussion ensued which included the need for budget flexibility allowing for the Winter Recreation Committee to respond productively and timely to unexpected changes versus Board Approval of any allocation changes within the Winter Recreation Budget allowing for justification for those changes.

**Vice President Ryniec made a motion to approve the moving of funds in the amount of \$243.50 to the Easter Egg Hunt, New Year's Eve, 4<sup>th</sup> of July Float and Casino Night. Director Silcox seconded the motion. President Hengel, aye; Vice President Ryniec, aye; Secretary Tittle, aye; Director Logan, nay; Director Rischbieter, nay; Director Silcox aye. The motion passed with four ayes and two nays.**

- b) Procedures for reliability of private Membership participation in BLSHA events (validation of Member status): In Treasurer Rossi-Clays absence, Director Rischbieter explained that this Agenda Item is recommending a procedure for validating member status for those participating in Winter Recreation events. It was pointed out by a member that anyone signing up for an event must give their Lot/Unit Number.

**11. Member Comments/Forum:** The following member comments were made:

If the Association puts a fence up as at Fly In Lake, then the Association becomes liable.

There is a perception that the Board is micro managing. Let people use their talents as has been done in the past.

In reference to a group being singled out, if everyone is paying the same amount in dues, then how is one different than anyone else.

The facility speaks for itself and does not need new signs. The \$10,000 should be spent on what we do here as in Winter Recreation.

**12. Correspondence:** Vice President Ryniec noted that there were five 'Member to Member' letters going in the Lodge Log, increasing the cost of production. He suggested limiting the number of 'Member to Member' letters in each issue in the future. Director Rischbieter noted the current Policy stipulates publishing letters only on a "space-available basis."

President Hengel stated that the number of letters is issue driven and the problem may take care of itself.

Director Logan suggested updating the Policy that pertains to this matter.

**13. Adjournment:** President Hengel adjourned the Regular Meeting into Closed Session at 11:10 a.m.

**14. Closed Session:**

a) Delinquent Accounts:

**A motion was made and seconded to send a member account to the collection agency. The motion passed unanimously.**

**A motion was made and seconded to approve a payment plan for a member account as requested. The motion passed unanimously.**

Respectfully Submitted:  
Marsha Hampton Recording Secretary  
Approved for Posting: May 15, 2010