

Approved Minutes of the Regular Meeting on May 15, 2010

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

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

DIRECTORS ABSENT: Vice President Dave Ryniec and Treasurer Teresa Rossi-Clay.

General Manager: Tony Abila

Assistant General Manager: Marsha Hampton

1. **Member/Guest Introduction:** Jim & Lucy Morgan, Lot 282, Unit 2; Mary Peterson, Lot 151, Unit 11; John & Bev Vasquez, Lot 182, Unit 10; Norm & Anne Friborg, Lot 785, Unit 7; Larry Haskell, Lot 731, Unit 5; Clint Babb, Lot 620, Unit 5; Alice Hengel, Lot 127, Unit 2; Gene Shukait, Lot 301, Unit 2.

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

3. **Approval of Minutes:**

a) Approval of Minutes for the April 17, 2010 Regular Meeting.

**Director Silcox made a motion to approve the Minutes of the Regular Meeting on April 17, 2010. Secretary Tittle seconded the motion. The motion passed with four ayes and one nay.**

Director Rischbieter requested these Minutes reflect that the April 17, 2010 Minutes did not include all of his information presented at the meeting.

4. **President's Report:** President Hengel stated that members Douglas and Janet Rischbieter have filed a suit in Small Claims Superior Court pertaining to the issue of assessment of multiple owned undeveloped lots. This suit involves reimbursement for the last three years of dues and 12% interest for each of those years.

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

a) Operations Review: The 2009 Audit Report was received in a format unacceptable for distribution to the membership. A request for a summary format was sent to the auditor. The distribution of the Audit Report remains delinquent.

A request was presented that all member correspondence receive a response within five days of receipt to the Board of Directors. Manager Abila stated that an acknowledgement of receipt is sent within five days and a response from the Board is sent within thirty days.

The retaining wall at Fly In Lake has been replaced at the budgeted amount of \$12,000.

The purchase of an AED (Automated External Defibrillator) machine was discussed.

**Director Silcox made a motion to authorize Manager Abila to purchase an AED machine. Director Rischbieter seconded the motion. The motion passed unanimously.**

Mother's Day Brunch was cancelled due to lack of attendance. A special was run on Saturday for all mothers that dined.

The fish to stock Lodge Lake will arrive June 29<sup>th</sup>.

b) Garbage Spills: No report.

c) Lodge Lake Dock: Both Lodge Lake floats have been repaired. Cost to repair was \$3,300. This amount will repair all five floats; two at Lodge Lake and three at Fly In Lake which came in under budget by \$13,200.

d) Fly In Foot Bridge: There is no new report at this time. We will have to wait until the spillway goes down before anything else can be done.

**6. Financial Report, Treasurer:** Manager Abila gave the following financial report in Treasurer Rossi-Clay's absence:

a) Financial Review for the four months ended 4/30/10: YTD total income is 2.3% under the budgeted amount with a shortfall of \$8,286.17. The majority of the shortfall is due to Family Membership Passes and the Restaurant. The purchases of the Family Membership Pass may increase by next month. The net P/L is (\$9,637.27) or (14.2%) under the budgeted amount.

After a discussion on the necessity of spending \$1,000 on postage for the ballot return envelopes, the Board agreed that postage did not increase the number of returned ballots and therefore return postage will be discontinued.

b) Review status of 2009 Audit Report and related Management Letters: Discussed under Manager's Report.

**7. Committee Reports:**

**A. Finance:** No report.

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

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

a) Conflict Resolution Policy: Secretary Tittle read the Policy which in essence delineates a procedure when there is a problem that arises in connection with a Winter Recreation function.

**Director Rischbieter made a motion that the Membership be notified by Website and posting that we are contemplating this Winter Recreation Conflict Resolution Policy for approval at**

**the next Board of Directors meeting. Director Silcox seconded the motion. The motion passed unanimously.**

Manager Abila made a clarification on the distribution of funds from the cancelled St. Patrick's Dinner/ Dance. The Winter Recreation Committee voted to distribute the funds from the cancelled event to New Year's Eve, Fourth of July, Spring Fling and Monte Carlo.

Director Rischbieter pointed out that of the four events designated, two events have already taken place.

**D. Marketing:** No report.

**E. Personnel:**

a) Security Job Description: The Board agreed that the Security Job Description needed revision. Security job duties should not include visits to complaining properties due to liability issues.

Director Rischbieter stated that to send staff out looking for CC & R violations is not a purpose of this corporation.

**Director Rischbieter made a motion to amend the Security Position Job Description with corrections as discussed. Director Silcox seconded the motion. The motion passed unanimously.**

**F. Architectural Review/CC& Rs:**

a) Status of ARC reviews: Director Rischbieter stated that the ARC met to discuss a request for a commercial sign. The ARC was unanimous in consenting that the use of a parcel for commercial uses is consistent with the CC & R's but the Committee did not address the issue of the business' request for a sign because the ARC does not have the authority to abrogate the CC & Rs.

Director Rischbieter stated that there are two new applications of plans that have not been reviewed yet.

**G. Facilities:**

a) New signs: Director Logan presented several signage proposals with pictures and cost from several sign makers. This information will be presented to the Facilities Committee.

**H. Long Range Planning Committee:** President Hengel suggested that the Board Members read the extensive Committee document presented in the board books before the next Board meeting.

Director Rischbieter suggested that the Long Range Planning Committee consider the pros and cons of keeping Fly In Lake full. He also stated that keeping the Lodge Lake shallow minimizes drowning risk, water needs, and most importantly, underneath the drain rocks is a marker layer that is on top of a clay layer. That clay was put there to line the bottom of the lake. The drain rock was put there as a warning layer, so if you take those rocks away, the warning layer is gone.

I. **EPPOC:** No report.

J. **Tax Exempt:**

a) Review Minutes

8. **Old Business:** None.

9. **New Business:**

a) Purchase of defibrillators: Discussed under Manager's Report.

10. **Member Comments/Forum:** Two members questioned whether there is an Association policy or legislation that addresses the issue of a Board Member formally suing the Association, what their position would be on the Board and is it a conflict of interest? President Hengel responded that there is not an Association policy that deals with this issue.

11. **Correspondence:** No comments.

12. **Adjournment:** President Hengel adjourned the Regular Meeting into Closed Session at 10:15 a.m.

13. **Closed Session:**

a) Further Review of Member protest request: Director Rischbieter recused himself from Closed Session.

President Hengel reconvened the meeting into Open Session at 10:50 a.m.

14. **Adjournment:** President Hengel adjourned the Regular Meeting at 10:50 a.m.

Respectfully Submitted,  
Marsha Hampton, Recording Secretary  
Approved for Posting: June 19, 2010