

DRAFT MINUTES

Homewood Homeowners Association
General Membership Meeting
Homewood Mountain Resort, Old Maritime Museum Building
September 2, 2018

Board Members Present: President Allen Sayles, Vice-President Ann Bryant, Committee Chair Dave Powell, Secretary Treasurer Carole Gray, Herb Pierce, Mary McPherson, and Bryan Turner.

Call to Order: President Sayles called the meeting to order at 10:06 am. Board roll call and introduction.

Annual Business

Minutes: Minutes from the General Membership Meeting on 9/3/2017 introduced for comment. None being offered, motion made to pass (Dave Powell) and seconded (Mary McPherson). Passed unanimously. Minutes available on website.

Treasurer's Report: Treasurer/Secretary Carole Gray presented the Treasurer's Report. Income about \$12,000 and expenses about \$11,000. No questions regarding report. Motion to accept treasurers report (Dave Powell) and seconded (Bryan Turner). Passed unanimously.

Elections: Herb Pierce provided the election report; incumbent candidates Allen Sayles, Carole Gray, Ann Bryant and Bryan Turner were reelected.

Updates and Talks:

TRPA - Shoreline Ordinance: Tom Lotshaw, Information Officer and Jan Briscoe, President of the Lake Front Association.

Discussed the Shoreline Ordinance proposal which will either be approved or disapproved by the TRPA Board of Directors at the end of October. Current proposal is the recommendation from the Select Shoreline Committee, which consists interest group leaders representing diverse Tahoe interests.

Focus of the Ordinance is on the improvement of recreational activity while preserving the natural beauty and wildlife of the Lake in anticipation of lower Lake levels. The Plan proposes:

- **Marinas:** No new construction. Existing marinas can expand but in doing so will need to factor in environmental considerations.
- **Piers:** 128 new constructions which will be divided by county. Construction will be a phased approach and TRPA will accept applications for 12 new constructions every two years. Priority will be given to multiuse piers as opposed to single family.
- **Buoys:** 1,486 new buoys authorized for private use. Lake front owners and HOAs will receive priority issuance. All buoys that were not issued permits will be tagged and owners will need to apply for permits. Fees for buoys will be determined. Old buoys will not be grandfathered in. Does not know how many buoys will be allocated to our HOA. Recommended to contact TRPA if paid for buoys in 2009. If TRPA has the money, will not need to pay again but will need to reapply. Homewood did not receive buoys in 2009 because of the littoral rights issue, which is now resolved. For buoys sunk prior to 1972, owners will need proof of existence and could be eligible for a permit.
- **No wake zone:** 600' from shoreline. Plan on enforcing with the assistance of the coast guard and sheriff and launch an education campaign to inform the public.

Friends of the West Shore - Judi Tornese.

West Shore and Greater Tahoe area construction update

- West Shore Treatment Plant built at Lodge Street. Construction delayed. TCPUD bought the Madden Creek Water District so the construction is delayed and will start in 2019.
- Meeks Bay Marina. USFS to submit a plan to clean up the site. Unlikely the marina will stay. Area to be used as a buoy field instead.
- Route 89 Corridor. Construction between Tahoma and South Lake Tahoe in process, with special attention given to the Emerald Bay Area regarding parking and pedestrian crossing. Also, bike trail construction to South Lake Tahoe.
- Homewood Mountain Resort. No report to give.
- Tahoe City Lodge. 4-story construction of Lodge to share parking with the golf course. Construction halted because of easement lawsuit.
- Fanny Bridge and Round About. To be completed in the Fall 2018.
- Tahoe Traffic. On September 13, 2018 Placer County meeting regarding traffic congestion.
- Alpine and Squaw Gondola. Will cross Desolation Wilderness. Alternative plan would be construction on the Caldwell property. Caldwell wants to construct 40 luxury homes.
- Shoreline Ordinance. FOWS are concerned with nonmotorized transport and wants to ensure the no wake zone regulation is in force.
- Martis Valley. 267 units and commercial development approved. Mandated by Court to provide more emergency routes and gave authority to Placer County to create these routes.
- Squaw Valley, 1,500 additional units, 10 story indoor water park with all the visual, noise, night-light, traffic, and trash cumulative impacts.

Bear Report - Ann Bryant reported that this summer is the worst bear break-in year. Encourages membership to install electric protection (bear wires). 30 bears killed on the highways this summer.

Street Ends – Dave Powell reported that both Silver and Oak Streets are landscaped. Working on Trout Street. Need volunteers to join the Beach Parcel Subcommittee for the Fern Street restoration. Sign installed on Silver Street stating the use above the high water line for HHOA members only with contact information if anyone wishes to join.

Motion to Adjourn: Sayles requested motion to adjourn, so moved (Powell) and Seconded (McPherson). Pass unanimously.

Adjourned at 11:05 am.

Respectfully submitted

Carole Gray

Treasurer/Secretary