

DRAFT MINUTES

Homewood Homeowners Association
General Membership Meeting
Homewood Mountain Resort, North Lodge
August 11, 2019

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

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

Annual Business

Minutes: Minutes from the General Membership Meeting on 9/2/2018 introduced for comment. None being offered, M/S Turner and Powell. Passed unanimously. Minutes available on website.

Treasurer's Report: Treasurer/Secretary Carole Gray presented the Treasurer's Report. Income about \$11,000 and expenses about \$24,350. Greater expenses due to the employment of a shoreline consultant, Sagan Design. Board voted to cap consultant's expenditure to \$12,500. M/S Lorie Cress and Turner. Passed unanimously.

Elections: Bo Bruener, Mary McPherson, Herb Pierce and Dave Powell running. All are incumbents except for Bruener. Powell and McPherson reelected to serve. Tie between Bruener and Pierce. Membership will be emailed election results after consulting by-laws and Monday's mail. Next year will include a short bio for each candidate running.

Updates and Talks:

Debris Box: Two were provided over Memorial Day. President Sayles inquired if there was an interest for another one this year. No one expressed an interest.

TCPUD-General Manager: Shaun Barkley spoke about the Madden Creek rate study. Madden Creek customers have been paying 43% less than highest private water company on West Shore (Skyland), and are paying 40% less than the current TCPUD un-metered customer. Rate increase will take effect after 2020. TCPUD responsible for leak repair and have paid 1.5 million into interconnection with Quail Lake for backup water source, also known as "redundant source."

Significant infrastructure needs will cost between 6-8M to upgrade and rehabilitate existing infrastructure. Upgrades will increase water mains and fire hydrant capacity. Meters will also be installed. Does not know if meter installation will occur in the next 5 years but will in the next 10 years.

TCPUD ownership goes to front of property line. Not responsible for private pipes on property (homeowner's responsibility). Currently there are approximately 3,900 meters in TCPUD jurisdiction. Shut off valves will also be installed.

Workshops: August 16, 8:30am at TCPUD. Next TCPUD meeting in September. Details to come.

Bike Path snow clearing: if concerned about plowing of bike paths, contact TCPUD.

Also advised that No. Tahoe Fire Protection chips wood for free.

Friends of the West Shore: Judi Tornese.

West Shore and Greater Tahoe area construction update.

- Meeks Bay Marina. Restoration of lagoon. Draft EIR will be available in Winter or Spring which is expected to analyze the maintenance of the boat marina. Also plans to construct a 300' public pier at north end of the bay. A traffic circle to be installed.

- Route 89 Corridor. Review of parking situation and pedestrian use especially near Emerald Bay.
- Homewood Mountain Resort. Construction timeline not known. Financing requirement is due in the fall. Reduced units to 233 and considering a private membership club. Assured that the amenities will be available for the public if becomes a private club.
- West Shore Highway Crossing. Placer County working on a plan to improve crosswalks from Tahoma to Tahoe City.
- Alpine and Squaw Gondola. Initial gondola proposed crossing Desolation Valley from 5 Lakes to Granite Chief; however, amid public concerns, the final EIR issued an alternative route. Objections to the final EIR filed so waiting for the US Forest Service's plan.
- Squaw Valley. Indoor water park proposed.
- FOWS Party. Tuesday, August 13 at West Shore Pizza in Tahoma.

Bear Report - Ann Bryant reported that Homewood community is vigilant against bear break-ins. Bad above Cathedral.

Shoreline. HHOA submitted pier application but was denied lottery participation. HHOA had 6 applications, 5 street ends and 1 combining all street ends. TRPA rejected the application because its research seems to indicate that the HHOA Beach Parcel deeds were created after a deadline which was never defined. Many unanswered questions regarding the recognition of the quitclaim deeds as well as the retirement of lake front owners' APN for an association pier.

HHOA made a demand for written response to TRPA's objections to HHOA's application. HOA paid \$4,200 for lottery application and will make demand for its return since not allowed in the lottery. At this point, do not know if buoy lottery will entail same TRPA criterion as the pier application. Buoy applications due in September.

Motion to Adjourn: Sayles requested motion to adjourn. M/S Gray and Powell. Pass unanimously.

Adjourned at 11:15 am.

Respectfully submitted,

Carole Gray

Treasurer/Secretary