

Homewood Homeowners Association
General Membership Meeting
Homewood Mountain Resort, South Lodge
September 4, 2016

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

President Sayles called the meeting to order at 10:08 am. Board roll call.

Annual Business

Minutes: Minutes from the General Membership Meeting on 9/6/2015 introduced for comment. None being offered, motion made to pass (McKenna) and seconded (Rupp). Passed unanimously. Minutes available on website.

Treasurer's Report: Gray presented Treasurer's Report. 80 members. Income from January to date is a little less than \$12,000 and expenses for the same time frame is a little over \$10,000. No questions regarding report. Motion to pay (Powell) and seconded (MacLean). Pass unanimously.

Elections: Candidates Gray, Bryant, Sayles and Turner introduced. Election results to follow end of business.

Updates:

Friends of the West Shore: Judi Tornese gave an update on construction projects around the Lake Tahoe region. Reconstruction of Fanny Bridge to commence late 2016 and continue through 2017. 174 trees destroyed as part of the construction. Phase 1 will be the new construction of a by-pass over the river complete with round-about. Phase 2 will consist of a new round-about around Tahoe City, complete with sidewalks. The new bridge will emulate the existing one. Additionally, new bikes lane will be constructed.

Little change on the West Shore. Area still retains the 2-story height limit. Some commercial zoning changed to residential.

Provided additional information regarding construction projects in Martis Valley, Squaw Valley and Placer County. Handouts available and are attached to minutes.

HMR: Art Chapman thanked once again for hosting our annual meeting.

Acquired Hi & Dry Marina. Finally out of litigation so can break ground next year. Hotel and Gondola will start construction May 2018. Anticipate use in 2019. Road construction crew will not be using parking lot in 2017. Will make parking garage available for summer trucks and trailers. Wants to petition the county to prohibit parking along 89 but only in discussion at the moment. Will work with TRPA about location of earth. There will be no night time or weekend construction.

TCPUD: General Manager Cindy Gustafson provided update on bike trail. Wants to have the Grand Opening on September 27th or October 15th, the last day of the contractor's contract. Based on this project, Directors want to encourage the legislature to change the guidelines for public entities in choosing construction projects, specifically that public entities are not mandated to take the lowest bid.

Madden Creek, Homewood's water company, is for sale and is in contract with Golden State. TCPUD has the back-up bid which exceeds the offering price by \$150,000. TCPUD wants to acquire Madden Creek in order to

shore up its infrastructure along the west shore. Services Dollar Point to Emerald Bay. Within that area, there are 19 separate water systems, 5 of which are TCPUD. The 12 remaining are private or on a mutual system. State is encouraging this infrastructure for emergency back-up and conservation efforts and offered a grant to TCPUD to acquire smaller water districts. Madden Creek decided to sell to Golden State Construction and currently in the due diligence phase of this sale. Provided the due diligence phase is satisfied, Golden State must go through a public state-mandated process to approve the sale which can last between 6-12 months. TCPUD will provide input to assist in the PUC's decision. HMR is in support of TCPUD acquiring Madden Creek. Currently both TCPUD and Madden Creek service HMR. Ron Treabass, Director of TCPUD, also present. Handouts made available to the membership and are attached to minutes.

Golden State Water Company: Paul Ryan, representative for Golden State, confirmed that Madden Creek entered into contract with Golden State and until due diligence is complete, cannot comment on the terms of the contract. Golden State was formed in 1928 and it services over one million people through its 39 water systems. If sale goes through, it will have a local staff of 4-5 employees provided this satisfies the PUC. Although it is a publicly-traded company on the NYSE, it is not guaranteed as a "for profit" company. With regard to fire suppression and emergencies, it must adhere to the local standard. Interestingly, it has the same access to state funds as the PUD. Regardless rates will go up. With reference to fire concern, acknowledged that the existing 2" pipe will need to be replaced and it'll be expensive. Golden State will need to prioritize pipe replacement against capital improvements but this process is not foreign to the company. Since it is a publicly traded company, it can get financing through the sale of its stock with the acknowledgement that a rate of return is expected by its stockholders.

Member asked whether HHOA should take a position regarding this sale. Topic will be addressed in board meeting following general meeting.

Bear Report: Ann Bryant reported that there were break-ins in spring but since that time, bear activity has been quiet. Encourages membership to install electric protection.

Committee Reports:

Street Ends: Powell reminded the membership that Caltrans purchased easements on Oak and Silver streets. HHOA compensated \$100,000. After construction completed, HHOA hired landscaper to improve areas. Oak Street formed a subcommittee to work with landscaper. Members of this subcommittee include board members Pierce and Bryant and HHOA member, Ron Scharf. Landscaping was completed last summer. Silver Street formed a similar subcommittee. Members of the Silver Street subcommittee include board members Sayles and Powell and HHOA member, Elizabeth Hackman. Additional HHOA members have expressed an interest in joining this subcommittee. Silver Street also installed a security pole to secure canoes, boats, etc. Landscaping for this area was completed this summer. Both parcels include cedars, aspens and other native vegetation and both parcels receive water for the adjoining homes--Scharf home in the case of Oak Street and Fortune in the case of Silver Street.

Cal Trans, at this time, does not want to acquire easements on the Trout and Fern Street parcels. If HHOA users are interested in having either of these parcels landscaped, encouraged to contact board.

Buoys and Shoreline Ordinance: Sayles and Gray reported that the Shoreline Ordinance is resurrected from 2008. Currently, no policy has been decided and TRPA is currently engaged in fact finding to assist in its policy decisions. Gray attended August 25th Joint Fact Finding meeting. A public hearing is scheduled for September 21st. A HHOA board member will be present. Although nothing has been decided by TRPA, HHOA board will attend as many public meetings as possible with an ear open to anything that could affect Homewood.

Election Results: Powell informed the membership that all incumbents were reelected with each receiving approximately 35 votes each. Thanked Lori Cress and Valerie Powell for their assistance.

Sayles requested Motion to Adjourn (Pierce) and Seconded (Powell). Pass unanimously.

Adjourned at 11:25am.

Members in attendance (per Sign-In Sheet. Original Sign-In Sheet retained in Minute Book): Carole Gray, Kerri Sayles, Dave Powell, Valerie Powell, Allen Sayles, Linda Lawrence, Colleen Connell, Christie White, Dave White, David Stronck, Claire Diepenbrock, Dan Higgins, Jay Philbrick, Brenda MacLean, Don MacLean, Mary McPherson, Bruce McPherson, Lorie Cress, Art Chapman, Cindy Gustafson, Missy Sandeman, Bill Sandeman, Cindy Shane, Matthew Shane, Bev Garton, Mike Garton, Steve Glazer, Irma Glazer, John Bardessono, Muriel Harris, Rick Brown, Ron Scharf, Suzanne Scharf, Sully Lagomarsino, Gary Chaney, Bill (?), Tom Untermann, Merrie Untermann, Herb Pierce, Ann Bryant, Bryan Turner, Gordon Macaulay, Elizabeth Hackman, Paul Rowley, Ron Rupp.

Respectfully submitted

Carole Gray, Secretary/Treasurer

Homewood Homeowners Association
Treasurer's Report
January to August 2016

Income

2016 Dues ¹	12,000
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Total Income	\$11,850.00
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Expenses

Insurance	3,923.90
Landscaping ²	4,306.34
Annual Clean-Up, June Party	1,137.69
Agent and Website	972.58

Total Expenses	\$10,340.51
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Beginning Balance 1.1.2016	\$27,064.58
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Checking Balance as of 8/31: **\$28,195.63**

Savings Balance as of 8/31: **\$110,111.62**

¹ Members-80 to date

² Silver and Oak Streets revegetation after Cal Trans ditch construction

Taxes: \$8,178.78 paid last year. No Fed tax if income in less than \$50,000. Typically pay \$800 in State taxes in October.

