

Homewood Homeowners Association
Board of Directors' Meeting
Homewood Mountain Resort, North Lodge
September 6, 2015

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

Call to Order/Sayles: 11:27am

New Board Member and Board Positions/Sayles: Welcomed Herb Pierce to board. Positions for the 2015-2016 year: President-Sayles, Vice-President Bryant, Secretary-Pierce, Treasurer-Gray, Beach Liaison-McPherson, Membership-Turner. M/S (McPherson/Turner). Passed unanimously.

Approval of Board of Director Minutes/Gray: January 22, 2015 and July 5, 2015. M/S (McPherson/Turner). Passed unanimously.

Beach Parcel CalTrans Project-Oak Street/Powell: CalTrans purchased easements on Oak and Silver Streets from HHOA in order to construct ditches for runoff from Highway 89. As part of this purchase, CalTrans is to revegetate any land that was stripped for construction purposes. On Oak Street, property owner revegetated and installed irrigation on HHOA's beach parcel. In response, Board created Oak Street Subcommittee to formulate a revegetation plan for this area and submit a report of its recommendations to the Board. Subcommittee members are homeowner Scharf and Board Members Bryant and Pierce. HHOA Oak Street Report ("Report") was submitted to Board together with a landscape proposal from Pioneer Maintenance. In conjunction with this Report, HHOA will present a Water and Sprinkler System Use Agreement ("Agreement") to the Scharfs for their signatures.

RESOLVED: That the Report dated September 6, 2015 be accepted including the Pioneer Maintenance Landscape proposal. It is further resolved that the Board approves the Agreement between HHOA and the Scharfs. David Powell is authorized to sign the Agreement on behalf of the HHOA Board. M/S (Gray/McPherson). Passed unanimously.

Except for Pioneer Maintenance proposal, all referenced documents are attached.

As Membership Chair's responsibilities, Turner will contact parties of the Agreement for an acknowledgment every three ("3") years. Gray will contact Paper Trails, HHOA's agent, to set up a reminder system for an acknowledgement of this Agreement. M/S (Bryant/McPherson). Passed unanimously.

Winter Board of Directors' Meeting/Sayles: Meeting scheduled for January 28, 2016 at Sutter Club in Sacramento.

Motion to Adjourn-M/S (Gray/Pierce). 12:16 pm. Passed unanimously.

Respectfully submitted: _____

Herb Pierce, Secretary

WATER AND SPRINKLER SYSTEM USE "AGREEMENT"

This "Agreement", dated September 6, 2015, is between Ronald E. Scharf and Suzanne Scharf, owners of the "Residence" located at 4900 West Lake Boulevard in Homewood, California ("Scharfs") and Homewood Homeowners Association of Homewood, California, a California Nonprofit Mutual Benefit Corporation, owner of the Oak Street "Beach Parcel" Placer County APN 097-100-044, located contiguous to a portion of the Scharfs' Residence ("HHOA").

The purposes of the Agreement include the HHOA's use and conveyance of water from the Scharfs' irrigation/sprinkler system (the "Sprinkler System") for the purpose of re-vegetating the Oak Street Beach Parcel and facilitating the growth of native landscaping plant materials, trees, bushes and similar vegetation that the HHOA wishes to plant on the Oak Street Beach Parcel. The Scharfs have indicated they will execute this Agreement after retaining of a "Contractor" to do the work and approval and execution by the HHOA of this Agreement.

It is agreed that use of the Scharfs' Sprinkler System pursuant to this Agreement is permissive and no use under this Agreement shall ripen into or give rise to any claim for adverse possession, prescriptive easement, implied easement, irrevocable license, and/or agreed boundary. It is further acknowledged that the Oak Street Beach Parcel is subject to a Drainage Easement in favor of the Department of Transportation, State of California.

In conjunction with this Agreement, the HHOA has agreed to form the Oak Street Beach Parcel Committee ("Committee") to restore, oversee and maintain the Beach Parcel.

The Scharfs' water and Sprinkler System may be used for 2 years from the date of this Agreement, and may be removed by the HHOA or its "Contractor" at that time, or may continue to be used by mutual agreement of the parties. No provision of this Agreement may be changed, except in writing, and each is binding on the respective successors, heirs, executors and assigns of the Scharfs and HHOA.

The "HHOA"

_____.

Authorized Representative

The "Scharfs"

_____.

Ronald E. Scharf

_____.

Suzanne Scharf

HHOA OAK STREET REPORT

Subject: Recommendations to the Homewood Homeowners Association (HHOA) to re-vegetate/landscape the Oak Street "Beach Parcel" and other matters.

From: Oak Street Beach Parcel Committee: Ron Scharf, Herb Pierce, Anne Bryant.

1. We are a HHOA "Committee" with the objective to restore, oversee and maintain the Oak Street Beach Parcel.
2. We have sought advice from consultants, retail landscaping sources and contractors, took tours of the Sierra College Land Use and Native Plant Demonstration Project in Incline Village, reviewed course material provided by the College concerning land use, native Tahoe plants, trees, bushes and flowers, and obtained cost estimates from consultants, all with the objectives for which our Committee was established by HHOA.
3. We made a list of "specifications" for prospective "Contractors" to do the work: their labor and material Budget should not exceed \$10,000; we want only an experienced "Contractor"; plant material must be guaranteed for one year; the "Contractor" must be licensed and insured with a certificate of insurance naming HHOA; the Scharfs (neighbors to the south of the Beach Parcel) would agree to the Contractor's use of their sprinkler system to water the plants at no charge; and the Contractor would provide acceptable references.
4. We obtained verbal and written proposals and met at Oak Street to consider options.
5. As an adjunct to our work, we determined the Oak Street Beach Parcel Committee with 3 members is a good idea (and a good size) and that we should recommend it as an ongoing committee, composed of "local" HHOA members owning homes adjacent to, on or near the Oak Street Beach Parcel.

Recommendations:

- 1.** Approve "Contractor" Gary Glander d/b/a Pioneer Maintenance to provide labor, materials and plant material for a price of \$6,650.00 outlined in more detail in his Proposal and confirmed at the Beach Parcel with the Oak Street Committee.
- 2.** Approve a 1-page Agreement from HHOA's lawyer with Ron and Suzanne Scharf to use their water and sprinkler system. Prior to the Annual Meeting, this Agreement is being sent directly to HHOA Board Members by Greg Gatto, HHOA Lawyer.
- 3.** Approve the following Resolution proposed by the Oak Street Beach Committee:

RESOLUTION: BE IT RESOLVED: The Oak Street Beach Parcel Committee and its Report is approved to restore, oversee and maintain the Oak Street Beach Parcel and to enter into agreements with Ron and Suzanne Scharf (as approved by HHOA's Lawyer) and with Gary Glander d/b/a Pioneer Maintenance per his Proposal.

Respectfully, The Oak Street Beach Parcel Committee, September 6, 2015

Anne Bryant, Herb Pierce, Ron Scharf