

Homewood Homeowners Association
Board of Directors' Meeting
Green Room, Sutter Club, Sacramento
January 22, 2015

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

Call to Order at 11:45am-President Sayles:

Introduction: Introduced and welcomed Mary McPherson to the Board. McPherson replaced Ted Grebitus, who resigned after the 2014 General Meeting. McPherson is a resident of Santa Cruz and is president of her homeowner's association since 2007. Has had a home in Homewood for the last 20 years.

Board of Director of August '14 Minute Approval: Secretary Gray: M/S (Stone, Turner). Passed unanimously. Will be on website.

No comments/corrections to the General Board Meeting Minutes of August 2014. Approval of these Minutes will be requested at General Meeting in August/September 2015. Draft is posted on website.

Treasurer's Report and Approval: Gray reported total 2014 Income as \$154,034.54. Income derived from 84 members, Mulligan honoring previous owner's financial commitment and paid last installment of \$40,000 and the sale of easements on Silver and Oak streets to CalTrans for a total of \$101,034.54. Legal and tax expenses went up. Taxes will be around \$20,000 next year. M/S (McPherson/Bryant). Passed unanimously.

Board discussed best use of increased income including dues reduction to conservative investing. Board agreed that with TRPA Shoreline Ordinance still uncertain regarding Homewood that most prudent action would be to save and conservatively invest it. Considering that interest rates are historically low, Board agreed to invest \$110,000 in a one-year CD. M/S (McPherson/Powell). Passed unanimously.

Dues Notice to Membership: Gray researched options to send dues notices electronically to membership since most HHOA members correspond via email. After discussion, agreed that membership would receive dues notice this year by USPS and email. Notice would poll membership to inquire their preference of HHOA contact. Also discussed remittance of membership form. Gray informed Board of email company that manages dues and email blasts but requires a username and passcode from each HHOA member. Board rejected this idea as well as a PayPal option of payment. Gray will work with Judy Friedman, who manages the annual dues notice for HHOA and other hoas to obtain her feedback.

Beach Parcel Committee ("BPC"): Powell reported that CalTrans purchased easements on Silver and Oak Streets. Construction of these ditches will begin in spring. Easements will be 10' wide and the ditches about 5' wide, rock lined and constructed on the south sides of the beach parcels. Cal Trans initially wanted very large catch basins in the middle of the parcels, but BPC requested smaller ditches placed on the south sides of the parcels for safety and aesthetic reasons.

The recommendations for the changes and locations of the ditches were discussed and voted on by the BPC at a meeting on September 1, 2013 following the General Membership Meeting. Residents from both Oak and Trout Streets were present and participated in the unanimous recommendation.

Sayles reported that new BPC members needed. Board recommended Bill McLaughlin Jr., Jay Sayles, Ron Scharf, Amanda Hoenigman, John Hartshorne, Dan Higgins and Lee Courtwright. Lorie Cress as alternate. This committee will review buoy placement and logistics once TRPA addresses Homewood with its Shoreline Ordinance requirements. All HHOA members are invited to attend BPC meetings.

Distribution of HHOA Membership Roster: President Sayles reported after his HHOA introduction was sent to membership that one member suggested a HHOA roster be made available to the membership. In the event roster is distributed, need individual membership permission first. This question will be on the annual dues notice.

Hold Harmless Agreement: Powell reported that Obexer signed a Hold Harmless agreement indemnifying HHOA in any liability situation. This indemnification is in addition to Obexer's agreement to: (1) pay all taxes assessed, if any, on the end of South Street with proof of tax bill by Placer County; (2) continue to name HHOA as additional named insured on its insurance policy; and (3) continue to encourage minimal trailer parking along Highway 89 and continue to devise a more permanent solution to parking situation.

HMR Update: Powell reported that work has begun on the planning, design and engineering for the first phase ("Phase 1A") of the base hotel/lodge, new utility corridor between North Base and Mid-Mountain area, the Mid-Mountain Day Lodge, and new ski lift infrastructure and snow making. Planning, design and engineering are underway this year with plans for submittal to the County and TRPA by early 2016 of building permit-ready documents for the majority of Phase 1A construction. Construction for the first phase anticipated for May/June 2016 and the completion of the first phase by summer 2018. The resort plans to remain open during construction.

June Party: Turner residence will host the summer party on June 27, 2015. Dumpsters will be ordered for HHOA use from April 23-27 and June 25-29. Bryant will arrange for dumpsters.

New Business: Gray remarked that the Board needs to improve its outreach and recommended that board member be assigned to welcome new homeowners. Bryant volunteered for this position and will work with realtors to obtain names of new Homewood homeowners.

Motion to Adjourn-M/S (Gray/Turner). 1:37pm. Passed unanimously.