

Homewood Homeowners Association  
General Membership Meeting  
Homewood Mountain Resort, South Lodge  
August 31, 2014

Board Members Present: President Dave Powell, Vice-President Ann Bryant, Secretary/Treasurer Carole Gray, Beach Parcels Committee Head Allen Sayles, Todd Stone, and Bryan Turner. Board Member Ted Grebitus was not present.

President Dave Powell called the meeting to order at 10:05 am and thanked Art Chapman of HMR for hosting our meeting at its facilities and its continued hospitality.

Secretary/Treasurer Carole Gray introduced HHOA minutes from General Membership Meeting on 9/1/2013 for comment. None being offered, motion made to pass (Pierce) and seconded (Cress). Passed unanimously. Minutes available on website.

Treasurer Gray introduced the Treasurer's Report for 2014 to date. Treasurer's Report attached to minutes. Following statements made: (1) 80 members to date; (2) Pete Mulligan assumed Nate Topol's pledge to HHOA and has paid the last installment of \$40,000; and (3) little over \$100,000 will soon be paid to HHOA by CalTrans for the purchase of easements on Silver and Oak Streets. With no questions asked, motion to pass (Higgins) and seconded (Chaney). Passed unanimously.

Updates:

Judi Tornese - Friends of the West Shore (FOTWS) Objective of FOTWS is to inform the public about local issues and provide a forum for input. Lawsuit against HMR was settled in January 2014.

Concerned that the regional plan approved by TRPA for the next 20 years emphasizes economic development over environment, especially in town centers, like Tahoe City. FOTWS and Sierra Club sued TRPA regarding its regional plan and the court ruled in favor of TRPA. FOTWS and Sierra Club have now filed an appeal, which has not been heard yet. Placer County has 4 planning teams. Tornese is on the West Shore team, which includes Homewood. West Shore will retain 2-story building max except for structures between Fawn and South Street, where 3-story structures will be allowed. Placer County will furnish its area plan in spring 2015. West Shore and Tahoe City teams will meet on Monday, September 8 from 6-9pm on Fairview Drive in Tahoe City. Encourages public to attend. Placer County is recommending an increase from 40 units an acre to 75 units an acre, as well as increasing building height in Tahoe City.

In July, volunteers measured the Lake's clarity and will send these readings to a national organization which monitors US lakes. Tim Alameda is the new fire chief and he is in charge of emergency evacuations. If interested in joining FOTWS, contact Tornese.

Matt Homolka-TCPUD-Bike Trail TCPUD is in the process of adopting a new rate plan and the public will be notified. Last rate increase in 2008. There will be two public education workshops to discuss rate plan on October 16 from 6-7:30 pm and October 17 from 12-1 pm at the district office. Water rates will not be a part of this discussion.

TCPUD tried to work with the CalTrans contractors regarding the bike path section between Cherry and Fawn, but couldn't meet the CalTrans' contractor's price, so TCPUD trying to get a change order or will contract out for its own contractor. Regardless will coordinate with CalTrans. TCPUD will have more answers regarding the bike trail in October. Bike Trail work will occur in 2015 but does not know specifics. In response to a member's question, the highway curved section north of Cherry will be shifted towards the Lake.

Art Chapman and Kevin Mitchell-HMR Chapman: HMR's Master Plan was approved in December 2013 and then sued by Sierra Club and FOTWS and by a clean air advocate in Superior Court. Sierra Club and FOTWS settled lawsuit on the premise that the units will be reduced by 15 but not the square footage of the development. With reference to the second lawsuit, HMR prevailed on all accounts but the plaintiff appealed and until this suit is resolved, HMR cannot finance this project. The crux of this suit is that Placer County should implement an evacuation plan within its general plan instead of assigning this task to the fire district.

Does not know if there will be any construction in the spring. First construction projects include replacing Madden Chair with a gondola, building a lodge on top as well as constructing a 75 room hotel and ice rink in the north lodge area. Hope to discuss the schedule of development in greater detail next year. HMR lost between 7-8 million last winter. In response to member's question, HMR does not buy water from TCPUD for snow making purposes. Has riparian rights and a well. Additionally, although JMA is a minority owner of Squaw Valley and Alpine Meadows, there has been no discussion from these resorts in acquiring HMR. HMR also in the process of restoring the hydrology on old roads so that runoff is filtered. Under the FOTWS settlement, HMR will provide information regarding its snow making sources and fan placement available on its website. 75 weddings are scheduled at West Shore Café.

Mitchell: CalTrans, Farmer's Market and Craft Shore vendors are leasing the north parking lot. Also promoting weddings out of the south lodge. Winter's ski passes, both a Family and Generational, are now on sale and there will also be free group lessons for intermediate and advanced skiers.

Allen Sayles-Beach Parcels Committee The Beach Parcels subcommittee met a year ago to work with CalTrans regarding the easements on Fern, Oak, Trout and Silver streets. CalTrans thought Placer County owned these properties, but when it learned HHOA owned them, they approached the HHOA. After discussing the situation with us, they dropped their planned improvements to Fern and Trout Streets. On Silver and Oak, CalTrans was going to install a large pipe in the center of Oak and a large basin on Silver, but the Beach Parcels Subcommittee convinced it to modify its plan to construct smaller 5' wide ditches to be installed on the southern border of these parcels and to use natural vegetation to soften their construction. The ditches will be on 10'-wide easements which will allow continued maintenance. CalTrans will be compensating HHOA for these easements. Construction will begin next year.

#### Old Business:

Ann Bryant-Bear Report Bear League met with TRPA to recommend universal bear bins around the Lake. Disparity between counties on trash protection against bears. Met with Fish and Game and recommended that the two female bears living in the West Shore area be sterilized. Awaiting approval. As always, be vigilant about locking windows and doors. Bears are getting ready to hibernate so eat more.

Dave Powell-South Street Mitigation South Street owned by HHOA and runs across launching ramp at Obexers. Obexers is executing a Hold Harmless Agreement to indemnify HHOA in the event of a lawsuit involving this portion of the launching ramp and listed HHOA as an additional insured on its insurance policies.

Todd Stone-Election and Meeting Survey Results Gray, Sayles, Bryant and Turner were reelected will serve an additional 2-year term. Labor Day, as opposed to earlier dates in the summer, received the most membership votes (15) from the general membership.

Dave Powell-Meeting Dates, Dumpsters, Speed Buoys Majority of members voted to keep the General Membership Meeting on Labor Day Weekend. Discussion ensued and members voiced that meeting held at the end of the summer is more convenient because thoughtful information is typically provided at the end of the summer as opposed to the beginning. Motion to retain Labor Day meeting (Higgins) and seconded (Keagy).

Possibility that dumpsters could be made available for the membership in May as well as in June since we will have more money in our account.

Appointed Mary McPherson to investigate issues of installing speed buoys in Homewood. Discussion regarding buoy permitting but with TRPA involved in litigation, no answers could be given and situation in Homewood remains in limbo.

President Powell requested Motion to Adjourn (Keagy) and Second (Higgins). Pass unanimously.

Adjourned at 11:25am.

HHOA Voting Members in attendance (per Sign-In Sheet): Dave Powell, Valerie Powell, Carole Gray, Gary Chaney, Alan Matthews, Lisa Matthews, Elizabeth Matthews, Dave and Christie White, Linda Lawrence, Virginia Kessler, John Stephenson, Frances Pierce, Herb Pierce, Lorie Cress, Dan Higgins, Joe and Ulla DaSilva, Todd Stone, Allen Sayles, Kerri Sayles, John Keagy, Gordon MacAulay, Jeanie Macaulay, Ann Bryant, Kay Turner, Bryan Turner, Kara Macomber (Hendrickson), Jackie Junk Hom.

Respectfully submitted

*Signed in Minute Book*

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Carole Gray Secretary/Treasurer