

Homewood Homeowners Association
General Membership Meeting
Homewood Mountain Resort, South Lodge
September 1, 2013

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

President Dave Powell called the meeting to order at 10:10 am and introduced the Board. Thanked HMR for its hospitality.

Secretary Todd Stone introduced HHOA minutes from General Membership Meeting on 9/1/2012 for comment. None being offered, motion made to pass (John Keagy) and seconded (Don MacLean). Passed unanimously. Minutes available on website.

Treasurer Carole Gray introduced the Treasurer's Report for 2013 to date. Treasurer's Report attached to minutes. Following statements made: (1) 86 members to date; (2) CD liquidated to avoid potential bank fees; and (3) By-laws amended to allow Bill Pay, which makes bill payment and information retrieval easy and quick. With no questions asked, requested motion to pass (John Hartshorne) and seconded (John Keagy). Passed unanimously. Gray volunteered to assume the secretary position, which will be voted on in the board meeting to follow.

Judi Tornese - Friends of the West Shore (FOTWS) updated Membership on the issues facing West Shore. Litigation against HMR is still in process and there will be new EIR providing information on Alternative 6, the financial viability of reducing the number of units. Once EIR is released, there will be a 60-day period for comment.

The Tahoe Regional Plan which was passed last year will be the framework for the Lake for the next 20 years. Plan increases building heights and town center density. TRPA will approve each community plan proposed. Placer County established 4 communities and Judi is on the West Shore team. Homewood Core Village is designated mixed use-residential and commercial with 3-story zoning. Final Community Plan available mid-2015. Community Plan meeting for public comment on September 11th at the Town Hall in Kings Beach. FOTWS and Sierra Club are suing TRPA regarding the Tahoe Regional Plan and are requesting donations to fund lawsuit.

League to Save Lake Tahoe is seeking volunteers from the west shore to collect water samples from drainage pipes.

Art Chapman – HMR provided background information on HMR development. In December 2011, County approved master plan for Homewood. In 2012, suit filed on 9 issues. 8 issues dismissed, but judge ruled that there was insufficient information to rule on Alternative 6, the economic feasibility of reducing units by 15%. \$30-33 million needed to replace chairs, install bathrooms and make other necessary improvements. HMR hired Bay Area Economics to prepare a comprehensive economic viability report for the HMR development. HMR ski visits continue to decline. Approximately 95,000 ski visits in 2012-13. Goal is to reach 120,000 ski visits for the season but increased ski patronage will not pay for the needed improvements. Need to build condos and hotel to pay for improvements. Hope to announce the operator of the boutique hotel at the end of the year.

Three phases of construction: Phase 1 is the building of the hotel and 35 residences. Completion scheduled in 2017. Hotel construction to take approximately two years and will be modeled after the old Tahoe Tavern Hotel. Construction to begin next summer and is not contingent upon the acceptance of the economic analysis by TRPA and Placer County. Ice skate rink, gondolas and underground and day skier parking incorporated in

the 1st Phase. 1st Phase will continue regardless of Alternative 6 outcome. 2nd Phase includes new base lodge adjacent to hotel.

HMR will not be hosting conventions. Anticipates that noise traffic will reduce in winter because HMR plans to operate as a bed-base ski resort, not a commuter one. Condos will be priced over \$1 million. There will not be timeshares, lock-offs or fractional shares. No construction of new ski runs.

All condos and residences will be constructed on existing asphalt. If units do not sell, JMA/HMR can still finance whole project. Dependent upon the Alternative 6 remand and decision, the number of condos to be constructed could change. There is no low income housing; rather 13 affordable townhouse units will be constructed for families working year-round on the premises. With regard to speed limit, wants to petition to have HMR designated as a business district so speed limit will be reduced to 25 mph.

Allen Sayles-Beach Parcels Committee. President Powell informed the membership that by way of background, Beach Parcel Committee oversees 4 beach parcels/stub ends and with the current highway construction, Cal Trans assumed it could use our stub streets to build large ditches. Steve Twomey informed Powell of this misunderstanding and Powell encouraged membership to contact the Board in the event they hear of similar misunderstandings in the future.

Sayles contacted Cal Trans engineer to inform Cal Trans that the HHOA owns these stub streets and to learn about the treatment plan and design. The original treatment plans were invasive, especially on Trout Street. Plans were revised and building is planned for 2014. Beach Parcel Committee is meeting today to discuss revised plans and will bring proposal to the Board for approval. There will be filtration vaults at streets, via manhole. Also requesting revegetation. Wants Cal Trans to maintain systems as opposed to Tahoe PUD.

Ann Bryant-Bear Report. Slowest summer for bear activity. Bear “hot spots” are in Tahoma, Meeks Bay and Tahoe Park. Yearling has been spotted in Homewood-dark with a blonde muzzle. If spotted, please inform Ann. Posters “Do Not Feed the Bears” posted around Tahoe.

Dave Powell-Bike Path/Road Construction. Cal Trans currently moving gas line. Next two summers dedicated to treating runoff and drainage and redesign of highway. Bike Path construction to begin next summer in connection with highway realignment. The narrow lane along Madden Bridge will be corrected at this time.

Powell learned from Mike Oliver, realtor for homes next to West Shore Café, that developer/owner Pete Mulligan is under contract for 4 of the remaining 6 homes on his 3 lots, 4 of which are under construction.

Ann Bryant-Election Result. Powell, Stone and Grebitus reelected.

President Powell requested Motion to Adjourn (John Keagey) and Second (John Hartshorne). Pass unanimously.

Adjourned at 11:20am.

HHOA Voting Members in attendance (per Sign-In Sheet. Original Sign-In Sheet retained in Minute Book):

Chapman, Hartshorne, Chaney, Lawrence, Junk-Hom, Connell, Powell, Gray, Macaulay, Stronck, White, Stone, Turner, Diepenbrock, Bryant, Sayles, Miller (Kessler), Higgins, Cress, Matthews, Pierce, MacLean, Keagy, McBride, Courtwright, Brown, Kennedy, Carswell, Weber and Harris.

