

Homewood Homeowners Association  
General Membership Meeting  
Homewood Ski Area Lodge, September 5, 2010

President Jack McKenna called the meeting to order at 10:20 am.

Secretary Dave Powell solicited corrections or additions to the minutes of the last General Membership meeting. None being offered it was moved and seconded that they be approved. All were in favor.

Treasurer Don McLean reported that the association had approximately \$18,000 in a checking account and \$14,000 in a CD. For the past year, expenses were approximately \$13,400 and income was approximately \$5,200, providing a nice addition to our reserves.

Ted Grebitus reported that the membership was currently 90 and encouraged all to recruit new members.

Lou Reinkins, a director of the TCPUD, gave a report on the bike path plans through Homewood. He announced that the board had voted at their last meeting to plan for the bike path through Homewood on the west side of the highway rather than the Sans Souci alignment that had also been studied. The primary reason for this decision was that there was a significant extra cost of aligning the path on Sans Souci and the PUD was not able to fund that. There are still final design details being determined by CalTrans on the realignment of the highway; therefore, Lou encouraged all to submit their suggestions to CalTrans.

Ted Peterson, a member of Friends of the West Shore, gave a presentation on their concerns about the parking structure at the HMR project and the general scope of the project.

Art Chapman gave an update on the HMR project. The final EIR is about to be submitted with several alternatives. In addition to different levels of development at the ski area, there is also an option of terminating the ski area and subdividing the property for housing. Once again, he stated that the ski area as it exists now is not economically viable, having lost approximately \$4 million over the last few years.

Dave Powell gave a report on the Beach Parcels committee. The committee was created by the bylaws as amended in 1992 and its charter was to manage and care for the street end beach parcels. Gregg Lien was hired approximately 3 years ago to research the legal title of the beach parcels in order to be in line for buoy permits when the Shorezone ordinance was passed. When the Shorezone ordinance was passed about 1 ½ years ago, the activity turned to submitting buoy applications for buoys that would be placed off the beach parcels. The shorezone ordinance was claimed to exclude lakefront property owners because their littoral rights were established after July 1, 1987; therefore, TRPA had not been issuing buoy permits to Homewood folk under this new ordinance. To clear up this problem, TRPA staff proposed an amendment and presented it at a TRPA board meeting on August 25, 2010. Several members of the Homewood community attended this meeting. The proposed Shorezone Code amendment is called "Restrictions to Littoral Parcels" (subsection 54.4C). The amendment would allow parcels, which TRPA contends became littoral after July 1, 1987 to qualify for approval of a

buoy permit as long as the change was approved by TRPA and did not cause an increase in development potential. We believe that this would allow buoys for Homewood; however, it would not allow new piers or boat lifts. Because of this limitation, a number of lakefront owners and their representatives plus Gregg Lien representing the Beach Parcel Committee asked for continuance so that the Homewood homeowners and TRPA could amicably work through language for the proposed amendment. The action was continued by the TRPA Board until the October 27 meeting and the Board requested that TRPA staff work with the stakeholders in our community in order to come up with an amicable solution.

Dave also reported that there has been divisiveness within the community due to some of the proposed solutions that had been put forward by Gregg Lien. He also reported that, in order to create a more united community, the board decided on September 4, 2010, to discontinue the use of Gregg's services. Dave also made an appeal to the membership to volunteer for the Beach Parcels Committee and that its charter would be expanded to address the needs of the entire community.

Ann Bryant gave a bear report. There have been several problems in Homewood this summer and encouraged all to be especially vigilant. The likelihood of bears invading can be alleviated by putting PineSol in open pans inside the doors of vacant homes, installing an electronic barking dog ("Rex"), and keeping food in vacant cabins to an absolute minimum. She also responded to a question about the "Unwelcome Mats" that are being used by many residents.. i.e, board with nails sticking up to discourage bears from leaning on the doors and windows. She cautioned, however, that the nail boards are a threat to firemen and the length of the nails should be kept to ½" so they would not penetrate the boots of the humans.

Ross Bewley reported the election results as provided by the ballot counting carried out by him, Marilyn Bewley, and Don MacLean. They are:

Bryan Turner 51  
Carole Gray 37  
Ann Bryant 28  
Allen Sayles 24  
Tom MacLoughlin 22  
Greig Lagomarisino 6  
Todd Rhoads 5  
Ray Perryman 1

The top 4 were elected to the board.

Dave Powell thanked Jack for his long years of service to the Association as a board member and as president. There was a well-deserved hearty applause from the room.

Jack then made a few remarks expressing his appreciation for the support over the years as well some wisdom on the difficulties of presiding over such an organization.

The meeting was adjourned at 11:35am.

Respectfully submitted,

Dave Powell

Attendance:

Avril, Theresa

Harris, Hugh and Muriel

Peterson, Michael

Benson, Andree and Larry

Hendrickson, Paul & June

Pimpl, George & Pat

Bewley, Ross and Marilyn

Higgins, Dan

Powell, Dave and Valerie

Bryant, Ann

Keagy, John

Rhoads, Todd

Carling, Kristie & Art

Kelley, Ron

Rupp, Ron

Carswell, Bruce

Kennedy, Marilyn & Steve

Sayles, Jim, Elda, & Allen

Casagrande, Steve & Diane

Kessler, Virginia

Sandeman, Missy & Bill

Chaney, Gary

Koijane, Renee

Saunders, John & Cameron

Chapman, Art

Lagomarisino, Sally & Greig

Simmons, Scooter

Courtright, Lee & Lynne

Lawrence, Linda

Stone, Todd

Cress, Lori & Paul

MacAuley, Gordon

Stronck, David & Flos

DaSilva, Joe and Ulla

MacLaughlin, Tom, Billy, Bill, Jim, and Martha

Turner, Kay & Bryan

Franceschi, Dave

MacLean, Don & Brenda

Untermann, Tom & Merrie

Garton, Beverly & Mike

McLean, Scott

Watson, David

Gray, Carole

McPherson, Bruce & Mary

White, Dave & Christie

Grebitus, Ted

Matthews, Alan & Lisa

Williams, Stewart

Hanley, Jay & Anna

McKenna, Jack and Cindy

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