

**Homewood Homeowners Association (HHOA) Annual Meeting
September 4, 2011**

President Powell convened the HHOA annual meeting of the membership at 10:10am.

Secretary Stone presented the minutes of the 9-11-10 HHOA Annual meeting. It was motioned/seconded (M/S) by McLean/Cronan to approve said minutes. Motion passed unanimously.

Treasurer Gray gave the Treasurer's Report (attached hereto for the period Jan.-Sept, 2011). There was \$9,000 in net operating loss for the HHOA year to date, due primarily to Curt Sproul's fees (HHOA's attorney). The \$50,000 still owed the HHOA from the Topol development lots should still be honored according to President Powell's conversation with the Buyer of the Topol development lots.

Webmaster Sayles reported that the HHOA website is for informational purposes only (i.e. updates, approved minutes, draft minutes, etc.). You can google search HHOA and it comes right up. If members have ideas on additional info they would like to see on the HHOA website, contact board member Allen Sayles.

Cindy Gustafson, with the Tahoe City Public Utility District, gave an update on the Bike Trail. The District has been working on the proposed Homewood location/alignment since 2001/2002. They are still working on a few areas regarding private property issues with CalTrans. They are hopeful CalTrans can make a few minor modifications to get the project approved such that construction of the bike trail can happen in conjunction with the Highway 89 Improvement project planned by CalTrans (probably 2013). The bike trail construction should be fully/primarily funded through hotel taxes, grants and development fees. The mitigated negative dec is complete, but may need to be tweaked, due to some private property owner requests.

Judy Tornese, board member of the Friends of West Shore, then spoke. Per Judy, the Friends of West Shore's objective is to keep residents informed on local issues to ensure their voices are heard. She spoke about their general support of the Homewood Mountain Resort (HMR), but that they still wanted a reduction in the number of units to be developed on the site. They are also concerned about traffic generation. The Draft Environmental Impact Report (EIR) says there will be 1,400 additional vehicles/day once the project is completed. Due to this fact, her organization would like to see crosswalks and stoplights as part of the development. Additionally, they are concerned with the height of the buildings, fire safety and air/water pollution.

Art Chapman, owner of HMR, then spoke. He said that the Jan. 2011 Draft EIR had been issued, and that over 1,000 public comments were made to the 2,000 page Draft EIR during the open comment period. He said TRPA & Placer County would be responding to all comments and that their responses would be included in the Final EIR report due 10-1-11. Art said that the vast majority of the local community comments were related to four issues: 1) Traffic; 2) Size & scale of the project; 3) Location of parking garage, and; 4) the scale and character of the Tahoe Ski Bowl Way development. Art said he and his organization have met with over 1,000 individuals, and have listened and made significant changes to the plan per their primary concerns. Every portion of asphalt/concrete in the new development will be of pervious materials (where water will run through it , instead of over it). The

project is designed such that there will be no runoff into the lake by keeping said runoff on the property (with capture ponds, etc.) The average height of the new buildings is 39 ft. 2in. The new parking structure has been moved to a new location, across from West Shore, instead of the gravel parking lot location, which is next to existing homes (the gravel parking lot now calls for 11 single family 1 & 2 story units instead). They will encourage boat trailer traffic to park in the garage in the summer to alleviate boat trailers parking on the side of Highway 89. The top floor of the parking structure will be designed to accommodate some living units for employees of HMR. Their fire and safety plan calls for the placement of portable generators throughout the mountain to engage perimeter snow making equipment, when needed, to pre-empt the spread of fire. If approved, in 2012 HMR would develop the detailed plans and keep the ski resort open. In 2013, the first phase could commence with the construction of the north base main lodge and upper mountain restaurant and pool. Additionally, the two bottom chair lifts would need to be replaced (at a cost of \$10-\$12 million). The main lodge will house 75 hotel units on the first and second floor, and 40 2 bedroom, 2 bath condos. There are 160 total dwelling units planned for the North base and 95 total units planned for the South base. Art also clarified that HMR has not proposed, nor discussed, becoming a "Tourist Center", even though Placer County has designated the town of Homewood to have one of three Tourist Centers on the West shore.

Ann Bryant, Board member, gave an update on the potential Homewood &/or Tahoma Post Office closing(s). The comment period has closed. We are in wait mode to hear if they close one and merge them, close both, or keep both open. Ann also reported on Lake Tahoe Wildlife Care (which takes orphaned or injured wildlife from the West Shore to South Lake Tahoe for aid) – call her if you need help at 525-PAWS. Ann also reported on recent bear activity. There are more yearling bears in the Homewood basin than ever before. Ann reminded the membership not to leave any doors or windows open, as the bears are hungry and trying to find ways to get into houses to raid refrigerators.

President Powell gave the membership an update on the Beach Parcels (which was posted in the 6-1-11 HHOA newsletter). He also gave us a Villas update (see attached "Villas update" dated 9-4-11).

Member Ross Bewley reported the election results, wherein Bob Grebitus, Dave Powell & Todd Stone were re-elected for two year board terms. M/S by McLean/Higgins to accept the election results and destroy the ballots. Motion passed.

President Powell adjourned the meeting at 11:45 am.

Respectfully submitted,

Todd Stone
Secretary, HHOA

Villas Update

9-4-2011

- **New Villas owner is a commercial developer and this project is a sideline to his normal activity. He has a place in Rubicon, so is familiar with the area. His primary home is in the Bay Area**
- **He acquired a permit from TRPA and Placer county to build 6 2500 sq ft houses for use as fractional units. One house is complete and is being shown. Another house is partially complete with the interior unfinished. He would prefer to get a buyer and customize that interior to the buyer's wishes. 4 foundations also exist on the other two lots.**
- **He plans on approaching TRPA and Placer to change the permit so that he can sell the two houses on each lot as single family homes rather than fractional use. This is not an allowed use, so public hearings will be required. He anticipates that these will occur in the spring and the HHOA will keep you advised on the time and place.**
- **I suspect the start of construction on the 4 foundations will wait until he has sold a unit or two, and probably not until the permit is changed.**
- **The buyer has promised the HHOA the \$50k that Nate Topol had granted us to mitigate the reduced lake access that his plans caused. That grant was a condition of his permit. The timing of his payment is unclear, but I suspect it will occur around the time of the public hearings. He hopes that the community will support him on the permit change.**