

Minutes for the March 16, 2016 HOA Meeting

Roland called the meeting to order at 10:05 AM.

Members present: Hoppensteadt, Matney, Roland, Ryan

Approved revised minutes of the February 10, 2016 HOA workshop meeting.

Committee reports/updates from board liaisons:

ARC: Ryan reported that the committee would be meeting on Monday, 21 March. All seems to be OK. The committee has notified the property owners with the track loader parked near the road on Healing Springs to remove the loader or move it further back in the property; the problem is that the ground has been too soft from the rains to work on. Work on the house on Boulder Ridge appears to be in abeyance again. The ARC has approved the recommendation to remove the pine trees behind the tennis courts that are obstructing the view of the lake. The HOA Board voted to confirm this approval.

Communications: No report.

Firewise: No report.

IRC: Matney reported that he has completed the first stage of getting quotes for the rumble strips on Rocky Cove and Healing Springs. The concrete base will be \$21/ft for orders of more than 100 ft; \$17/ft over 500 feet. Base will be 6" or 1 ft. deep. Matney is trying to get the completed rumble strips, including stone surfaces, down to \$25 or \$26 per foot.

Matney has approved a dark (forest) green color for the clubhouse roof. Work will start about 1 April.

Fertilization has been done.

Hoppensteadt recommended that resurfacing of roads begin this year with a two-mile patch on Sierra Trace, perhaps from Lawson's Road to the peak above Cascade Creek. Matney will get a quote for this work, specifying ¾-inch layer.

It was agreed to proceed with painting the inside of the clubhouse and refinishing the floors at the first opportunities following completion of the new roof. There is no need to wait until next winter. We can simply look for appropriate gaps when the clubhouse is not reserved. Each project should take a week or less.

Nominating Committee: The new member is Linda Ladimer.

SBG: No report.

Security: Ryan reports that there will be a meeting on Tuesday, 22 March. A third bid for cameras is in hand. The bids offer different possibilities. The committee will have to sort out (1) the best options and (2) the best bid for those options. Tom Shepler will head a subcommittee on cameras. Hoppensteadt asked about better lighting at the front gate. Ryan will include this question in the meeting on the 22d. Ryan also reports that he is working on a procedures manual for the committee.

Social Committee: Roland reports that the committee is considering initiating a regular spring event, to balance the Fourth of July, October Fest, and the Holiday party.

RFC: Hoppensteadt reports that preparation of the pool for the summer season will begin as soon as the roofing work is done. Numbers on the boat slips will be replaced, as will reflectors on dock 1.

Finance Committee: Nothing to report.

OLD BUSINESS/ACTION ITEMS:

It was agreed to paint warning signs on the docks in yellow. Ira will see to power-washing the docks before the warning signs are stenciled on.

Roofing is guaranteed by the contractor to be completed by 1 May. Installation of the new roofing will begin on the lake side of the clubhouse so that the pool cover can be removed and pool preparation begun without risk of debris falling into the pool.

Recommendations for snow removal policy were discussed. It was agreed that pre-treatment of our roads with brine or other solutions in advance of a storm did not offer sufficient benefit here at The Springs to justify the cost. Our greatest problem is ice, which pre-treatment will not do much to retard. In contrast, the Board members expressed some confidence that sand could help. There followed a discussion of pre-positioning sand at one or more points in The Springs, where it would be available to residents and to our grounds crew. It could be worthwhile to invest in a sand spreader that could be fitted to the back of a pick-up or tractor. It might also help to place sand barrels at strategic points around The Springs, where icy conditions at corners or steep hills could be especially treacherous. The Board also discussed establishing a call list of volunteers with four-wheel or all-wheel-drive vehicles who might be willing to help their neighbors, or just a list of volunteers for a general help list. It was also agreed to discuss with local first responders steps we might make to facilitate bringing emergency vehicles or even helicopters into The Springs in a weather-related or other emergency. Roland offered to draft a statement offering some guidance and policy.

NEW BUSINESS:

It was agreed to copy the fire department on future Springs messages to residents during snow and other emergencies.

The Board considered recommendations from residents to open more monthly Board meetings to residents and other property owners. In 2015, we had two such meetings, around the Fourth of July and the annual Property Owners' meeting in January. The Board resolved to hold three such meetings in 2016, adding a fall meeting to the previous two.

It has been suggested that draft minutes of the Board meetings be published before they are formally accepted at the following Board meeting. The Board decided to await the return of Secretary Curt Ish before deciding.

The next Board meeting is scheduled for 12 April.

This meeting was adjourned at 11:15 AM.

Respectfully submitted,

Alex Roland, Secretary Pro Tem