

Homewood Homeowners Association
General Membership Meeting
Homewood Mountain Resort, North Lodge
September 4, 2022

Board Members Present: President Ann Bryant, Vice-President Joe Barron, Secretary Christie White, Lee Arioto, Mary McPherson, Allen Sayles, David Stronck. **Non-board member present:** Dave Powell, Treasurer

Call to Order: President Bryant called the meeting to order at 10:10 am. Board roll call and introduction. Thanks were expressed to Homewood Mountain Resort for hosting the meeting.

Annual Business

Minutes: Minutes from the General Membership Meeting on 8/11/19 introduced for comment. None being offered, M/S Suzanne Scharf and Lynn DeSmet. Passed unanimously. Minutes available on website.

Treasurer's Report: Treasurer Dave Powell presented the Treasurer's Report. Income about \$12,000 and expenses about \$12,000. M/S Dick Grey and Ron Scharf. Passed unanimously. Powell also reminded members that the purpose of the HHOA is to own and manage beach parcels, and to provide representation for matters of local concern. He also thanked the Scharfs for hosting the annual summer party at their home on June 25.

Elections: Incumbents Lee Arioto, Allan Sayles and Christie White were reelected.

Updates and Talks:

Homewood Mountain Resort: Art Chapman, Jackie Berman and Kevin Mitchell reported on the status of the development plans for HMR. They are moving to a membership plan in order to invest in the infrastructure that the ski area needs to be viable. The master plan that has been approved allows 175-180 housing units, along with a small hotel, a market, and parking structures. A phased plan for building is under development with construction on Phase 1 to be started soon. Questions were raised about what access community members will have to facilities under the proposed membership plan. A group had been recruited this spring to meet with Art and give input, but no meeting was held. Those present are interested in having a group representing the HHOA meet with the HMR to give input on community access as membership plans are developed. Dave Powell was asked to head that group. Alan Sayles and Ron Scharf are also interested in participating. This group will be responsible to reporting back to our membership.

Friends of the West Shore: Judi Tornese brought the group up to date on several projects underway in the Tahoe Basin.

- Meeks Bay Restoration Project: Have endorsed a model of full restoration of the lagoon with no piers and elimination of motorized boating.
- Homewood Mountain Resort: Would like to see more traditional architecture without flat rooves.
- Pedestrian/Bike Trail Route: Trail extension from Meeks Bay to Cascade Lake is recommended to follow Hwy. 89 rather than going through neighborhoods.
- E Bikes: The Forest Service is looking at where to allow them and what regulations should be in place.
- Tahoe Keys Herbicide Use: Looking at ways herbicide is being used to control growth of invasive species.
- Algae Blooms: Working with a group concerned with HABS.
- Palisades and Martis Valley West Development Plans: approvals for both projects have been rescinded due to lawsuits.

Tahoe City Public Utilities District: Shaun Barkley covered several topics under the jurisdiction of the TCPUD including:

- Multi Use Trail: They have increased snow removal on trail. The parts of the trail in the downtown area get priority for cleaning. They have not developed a policy for E-bike use of the trail.
- Parks and Recreation: They are exploring ways of working with the North Shore PUD to assess needs and possibly develop plans for a rec center and pool.
- Water: Work is underway on the West Lake Tahoe Treatment Plant in Tahoma. They also have a master plan for upgrading the old Madden Creek Water system and financing in place to do the work. New 8 inch pipes will connect with adjacent systems and greatly increase firefighting ability, including the addition of hydrants. Residents should anticipate that pipes to individual parcels will also be replaced and meters installed. Rates tied to consumption will start a year after improvements are complete. California is requesting that all consumers be cognizant of their water use and reduce consumption by 20 percent.

Homewood Blue Crew Trash Clean Up: This group is working in conjunction with the League to Save Lake Tahoe. A flyer was sent out detailing the upcoming work day on September 6 from 10-12. Tiffany MacLaughlin is the contact person.

Fire Wise Program: Joe Barron explained this national, educationally based program. The purpose is to encourage property owners to voluntarily work on their own properties to reduce fire risk. Several neighboring communities have already joined this organization and there is hope that eventually the work done will impact insurance rates. Members in attendance at the summer party in June expressed interest in having our community participate. Joe has arranged for an assessment of our neighborhood to be done in 2 weeks. A three year plan will be developed based on the assessment. Property owners will be encouraged to follow up on the recommendations made and track their hours. The Forest Service is also working to clear dead trees and brush within 1000 feet of their boundaries with property owners.

Website Update: Christie White informed the group that our website has been updated. Items included on the website are the membership application, copies of past minutes and newsletters and our new address which is P.O. Box 443, Homewood, CA 96141. Anyone interested in join the HHOA can find all the information needed on the website.

Street Ends Reports:

- Trout Street: Alan Sayles is chairing this committee which is working on a plan to restore the path and vegetation at this street end.
- Silver Street: Dave Powell reported that all work at this street end is complete.
- Oak Street: Ann Bryant said that Oak Street is also finished and doing well.
- Fern Street: Joe Barron has gathered a group to serve on this street end committee. They have met once and will report back once they have a plan for this parcel.

Shore Zone Report: Ann Bryant reported that there is no activity with this group. She will attempt to meet with them sometime this winter.

Motion to Adjourn: M/S Scharf and Sayles. Pass unanimously. Adjourned at 12:10 p.m.

Respectfully submitted,

Christie White, Secretary