

Homewood Homeowners Association  
General Membership Meeting  
Homewood Mountain Resort, North Lodge  
September 6, 2015

Board Members Present: President Allen Sayles, Vice-President Ann Bryant, Secretary/Treasurer Carole Gray, Dave Powell, Todd Stone, and Bryan Turner.

President Sayles called the meeting to order at 10:09 am. Board roll call. Acknowledged original HHOA homeowners. Minutes from the General Membership Meeting on 8/31/2014 introduced for comment. None being offered, motion made to pass (Powell) and seconded (McPherson). Passed unanimously. Minutes available on website.

Election Committee and Candidates introduced. Election results to follow end of business.

Updates:

TCPUD General Manager Cindy Gustafson provided update on bike trail. Construction to start in spring and conclude by June 2017. New water treatment plant will replace temporary treatment plant at Chambers Landing. Plant location will be on Lodge Drive-3,500 square foot building, 1.5 stories high. TCPUD exchanged land with the Tahoe Conservancy to acquire this site. Bunker on Chambers Landing Beach will be gone. Lake water will be treated with chlorine and UV light for potable use. Wells will be kept active and will use lake water when ground water cannot keep up with demand. Marr Bros., owners of Madden Creek Water, approached TCPUD to acquire Madden Creek Water, the supplier for Homewood. TCPUD gave a price, but it was not accepted. According to state statute, all customers will be on water meters by 2020. Grey water is prohibited in Tahoe basin.

HMR Owner/Developer Art Chapman stated that Phase 1 of the development should begin in June 2016. Currently Placer County is being sued over fire evacuation routes. HMR cannot begin construction until suit is resolved. Oral arguments will be heard in Sacramento on September 30, 2015 and HMR is optimistic that the suit will be resolved in its favor and can commence construction next year. Phase 1 will include the hotel construction on the north side, replacement of the Madden Chair, ice rink and 8 townhouses for marketing purposes. West Shore Café will be part of the hotel development. Hotel construction will take approximately 20 months and the gondola and ice rink construction will be coordinated to finish at the same time as the hotel. Mid-Mountain Lodge will be reduced by 25-30%. Apologized for the CalTrans staging area in parking lot. No plan to link HMR with Alpine Meadows.

Friends of the West Shore Representative Judy Tornese provided West Shore updates. Placer County's general plan was released for EIR comment in June and comments closed August 3. According to the plan, height limits for west shore construction will be 2 stories except for a 3-story construction across from Obexers. Plan also allows for low income housing in both Homewood and Sunnyside. 4-story construction will be allowed in Tahoe City near the SaveMart.

Friends have been involved in the TCPUD water treatment discussion and assisted the Lagoon residents to persuade TCPUD to consider the Lodge Drive site over the Lagoon Street site.

Informed membership of:

Roundabout constructions on the north and south end of Tahoe City to help increase flow of traffic to the west and north shores. Roundabout on the north end of 89 will be constructed near Tahoe Lumber and will be 10-feet above the Truckee River. 200 trees will be cut for the construction. 24 million from the federal government is earmarked for this construction. Fanny Bridge will stay and there will be sidewalks on either side.

Martis Valley Project and concern that the lighting will interfere with the skyline.

Squaw Valley proposal for the construction of 1500 condo and home sites as well as an indoor theme park. Concern with accumulated traffic with all these new projects.

Bear League President Ann Bryant congratulated Homewood residents in discouraging bear break-ins. Tahoe Park, Truckee and South Lake Tahoe continue to be hot spots for bear activity.

#### Committee Reports:

Treasurer Gray introduced the Treasurer's Report for 2015 to date. Handouts were supplied at the sign-in table. Expenditures are consistent with previous years' expenses. With no questions asked, motion to pass (Powell) and seconded (Cress). Passed unanimously. Treasurer's Report is available upon request by any HHOA member in good standing.

Beach Parcels Spokesperson and Board Member Dave Powell informed membership that the CalTrans construction on Silver and Oak Streets is 90% complete. Both parcel ends have catch basins and rock-lined ditches. Subcommittees for revegetation were formed. On Oak Street, Ann Bryant, Ron Scharf and Herb Pierce will work with a landscape architect to revegetate the landscape with native plants. Subcommittee for Silver Street needed and Powell asked for volunteers. Powell recommends a cement post with "O" rings be installed at this site to chain kayaks. Currently kayaks are being chained to trees. Trout Street already has a drainage ditch and can request funds to improve this parcel's appearance.

Kay Turner asked about Cal Trans placement of boulders and logs along 89. She, as well as other members, would only like boulders since the logs will eventually disintegrate. Gray will contact Cal Trans to request boulders only.

Sayles informed the membership that he, Powell and Gray met with TRPA in spring to discuss the Shoreline Ordinance and its effect on Homewood. Were informed that TRPA does not have the money to redo a survey and therefore, permitting will not be take place soon. Regardless, homeowners have recourse if a buoy is sunk in front of their home and are encouraged to call both the Sheriff and TRPA to request removal.

Gray informed the membership that State Lands reduced permitting fee for piers and are encouraged to contact Ninette Lee at State Lands for more information.

#### Election Results:

Sayles acknowledged that Board Member Todd Stone is retiring. Dave Powell was awarded a thank you gift for his role as President from 2010-2014.

Board members Powell and McPherson were reelected to office. Herb Pierce was voted into office.

Sayles requested Motion to Adjourn (McPherson) and Second (Gray). Pass unanimously.

Adjourned at 11:13am.

HHOA Voting Members in attendance (per Sign-In Sheet. Original Sign-In Sheet retained in Minute Book): Dave Powell, Valerie Powell, Carole Gray, Elda Sayles, Kerri Sayles, Allen Sayles, Linda Lawrence, Virginia Kessler, Dave White, Christie White, Mary McPherson, Art Chapman, Cindy Gustafson, Kristie Carling, Art Carling, Lorie Cress, Paul Cress, Bruce Carswell, Alice Carswell, Gary Chaney, Jeanie Macaulay, Gordon

Macaulay, Herb Pierce, Francis Pierce, Bryan Turner, Ann Bryant, Todd Stone, Kay Turner, Tom Untermann, Merrie Untermann, David Stronck, Flos Stronck, Brenda MacLean, and Don MacLean.

Respectfully submitted

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Carole Gray, Secretary/Treasurer

**Treasurer's Report**  
*January to August 2015*

Income

2015 Dues <sup>1</sup>	12,450.00
State Tax Refund	<u>1,438.22</u>
<b>Total Income</b>	<b>\$13,888.22</b>

Expenses

Taxes <sup>2</sup>	2,500.00
Legal	743.11
Insurance	3,747.52
Annual Clean-Up, Gift, July Party	2,016.50
Agent and Website <sup>3</sup>	2,757.59
February Luncheon	181.43
Bank Fee (returned check)	12.00

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**Total Expenses** **\$ 11,958.15**

Beginning Balance 1.1.2015 \$152,445.65<sup>4</sup>

*Transferred \$110,000 into Business Savings account in March 2015*

Current Checking Balance: **\$44,791.72**

Current Savings Balance: **\$110,034.06**

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<sup>1</sup> Members-83 to date

<sup>2</sup> State Taxes; No fed taxes if income is under \$50,000-paid fed taxes in 2014 in the amount of \$5,985.

<sup>3</sup> Paper Trails, Mailing, Website and Constant Contact, email manager-\$15/month

<sup>4</sup> Received \$101,434.54 from Cal Trans