

Homewood Homeowners Association  
General Membership Meeting  
Homewood Mountain Resort, Old Maritime Museum Building  
September 3, 2017

**Board Members Present:** President Allen Sayles, Vice-President Ann Bryant, Committee Chair Dave Powell, Acting Secretary Herb Pierce, Mary McPherson, and Bryan Turner.

**Call to Order:** President Sayles called the meeting to order at 10:00 am. Board roll call and introduction.

### Annual Business

**Minutes:** Minutes from the General Membership Meeting on 9/4/2016 introduced for comment. None being offered, motion made to pass (Bruce Carswell) and seconded (Herb Pierce). Passed unanimously. Minutes available on website.

**Treasurer's Report:** Board member Dave Powell presented the Treasurer's Report. Income About \$12,000 and expenses for the same time frame is a little over \$10,000. Insurance went up to \$5,700 and taxes about \$800. See web for full report. No questions regarding report. Motion to accept treasurers report (Bruce Carswell) and seconded (Lorie Cress). Passed unanimously.

**Elections:** Ann Bryant provided the election report; incumbent candidates Dave Powell, Mary McPherson, and Herb Pierce were reelected. Ann mentioned that other individuals were welcome and encouraged to run. Several people expressed interest.

### Updates and Talks:

TCPUD's interim general manager (and CFO) Ramona Cruz along with Judy Friedman (Paper Trail) reported on water and sewer issues. Mid Sierra water company's sale to TCPUD is on track to be completed by January 1, 2018. Water bills will go to a monthly billing schedule. The State of California has mandated water meters and monthly billing must be completed by 2025. Sewer is on a quarterly schedule and will remain so. Water rates will transition over a period of 10 years to TCPUDs regular rates and will meet ISO standards. Ms. Cruz mentioned that Fire Fees to support Cal Fire may end. She also emphasized that the State of California requires that the fees we pay to TCPUD for Water, Sewer and Property Taxes must, by law, be kept in separate accounts. Probably the most important thing for our HHOA is that fire flows and infrastructure (fire hydrants) will improve to meet National Fire Protection Standards.

Friends of the West Shore: Judi Tornese gave an update on construction projects and their impacts around the Lake Tahoe region.

- Phase I, Reconstruction of Fanny Bridge with two roundabouts and a new Truckee River bridge cutting through the 64 acre parcel. About 200 trees destroyed as part of the construction. Phase II, will be construction of the roundabout at Tahoe City and rebuilding of the Fanny Bridge with sidewalks and a bike lane.
- USFS may allow a Gondola between Alpine Meadows and Squaw Valley Resorts to be built on wilderness. Talks are underway to relocate it off of wilderness land.
- HMR will have fire equipment, infrastructure, and staff as part of their development plan.
- Caltran's emergency tree removal extends 100 feet in either direction from center-line of road.
- TARPA's Near-shore plan is nearing completion.
- Little change on the West Shore. Area still retains the 2-story height limit. Some commercial zoning changed to residential.

- Martis Valley, Placer County and TARP approved, 760 units plus commercial property, traffic lights, emergency evacuation all with cumulative environmental impacts
- Squaw Valley, 1,500 additional units, 10 story indoor water park with all the visual, noise, night-light, traffic, and trash cumulative impacts.
- Meeks Bay Marina – USFS to submit a plan to clean up the site.
- Tahoe Maritime Museum will add three buildings, art, and lawn.

**Homewood Mountain Resort:** Art Chapman thanked once again for hosting and catering our annual meeting in the old Maritime Museum Building – a wonderful venue.

**Bear Report:** Ann Bryant reported that there were break-ins in spring but since that time, bear activity has been quiet. Encourages membership to install electric protection (bear wires). Reported one personal injury this year.

**Street Ends** (mentioned during Treasurers report): Powell reminded the membership that Caltrans purchased easements on Oak and Silver streets. HHOA hired landscaper to improve the two areas, Oak Street work was completed last summer. Silver Street landscaping and security pole to secure canoes and boats completed this summer.

**Motion to Adjourn:** Sayles requested motion to adjourn, so moved (Valerie Powell) and Seconded (Mary Alice Carswell). Pass unanimously.

Adjourned at 11:12 am.

Members in attendance (per Sign-In Sheet. Original Sign-In Sheet retained in Minute Book): Dave and Valerie Powell, Allen Sayles, Linda Lawrence, Christie and Dave White, Brenda and Don MacLean, Mary McPherson, Bruce and Mary Alice Carswell, Anna DaSilva Hanley, Paula Mathis, Barbie and Lee Arioto, Lorie Cress, Muriel M. Harris, Ron and Suzanne Scharf, Tom Crumpton, Mike Garton, Gary Chaney, Herb Pierce, Ann Bryant, Bryan Turner, Gordon and Jeanie Macaulay.

Guest speakers: Ramona Cruz (TCPUD), Judi Tornese (FOW), & Judy Friedman (Paper Chase).

Respectfully submitted

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Herb Pierce, Acting Secretary