

**Homewood Homeowners Association**  
**Board of Directors' Meeting**  
Via Zoom Meeting  
January 20, 2022

**Board Members Present via Zoom:** President Ann Bryant, Lee Arioto, Joe Barron, Mary McPherson, Allen Sayles, David Stronck, Christie White. Dave Powell was also in attendance.

**Call to Order:** President Ann Bryant called the meeting to order at 11:00 a.m.

**Treasurer's Position:** Bylaws allow this position to be filled by a non board member of the HHOA. A motion was made and seconded that Dave Powell be appointed as HHOA Treasurer. M/S McPherson/Sayles. UA. Allen and Ann will work with the bank to add Ann's to the HHOA accounts.

**Treasurer's Report:** Powell has distributed the Treasurer's Report for 2021 by email. There were no extra expenses and a slight increase in membership, so we had a positive cash flow this year. The report was discussed and there was a motion made and seconded that the report be accepted as presented. M/S Sayles and McPherson. UA. It is noted that this report covers the calendar year 2021. The report created for the General Membership meeting in the summer reflects financial activity over our fiscal year. (July 1-June 30)

**Secretary's Report:** White has distributed a draft of minutes of the October 1, 2021 Board of Director's meeting. A check of bylaws indicates that the term for Joe Barron should run until fall 2023. The draft was updated to reflect this change. A motion was made and seconded to accept the draft as amended. M/S Sayles and McPherson. UA. The fall newsletter was distributed to the general membership via email in October. Powell and White have worked on updating the membership form that will go out in the spring mailing.

**Fire Wise Program:** Bryant and Barron explained the program to the board. They will work on finding community liaisons to help head up our participation. Homewood Mountain Resort is also involved in this effort.

**Homewood Mountain Resort Update:** Powell received an update from Art Chapman. HMR is hoping to engage Discovery as the sales and marketing arm for their project. They hope to break ground on Phase 1, the building of 7 single family homes, this summer. Repairs have been made to the Ellis chair and it is now running.

**Trout Street Improvements:** Sayles reported no new action since the last meeting. He has secured a promise of providing irrigation for landscaping from the property owner to the south of the parcel. Planning will resume in the spring once the snow is gone.

**Buoy Applications:** Bryant reported that the TRPA is accepting applications for buoys. We will not be applying without clarity on the status of past applications. There was discussion on the best way to do this. Bryant and Barron will look into setting up a meeting with a TRPA

representative for that purpose. They will try to schedule the meeting so that Powell and/or Sayles can also attend.

**Restructuring the Beach Parcels Committee:** The Beach Parcels Committee was formed to secure APNs on the parcels and manage their use. It has been inactive in recent years. Each street end now has an active subcommittee dealing with their particular street end. A motion was made and seconded that the board has appointed 7 members of these street end committees to serve on the Beach Parcel Committee. Those members are: Jeff Weber & Joe Barron (Fern St.); Christie White & Ron Scharf (Oak St.); Allen Sayles & Nick Ghirardelli (Trout St.); and Dave Powell (Silver St.) M/S Bryant and Sayles. UA

**Updating Bylaws:** Powell and Stronck noted that bylaws should be updated to reflect current technology use and gender language. It was agreed that this be tabled until it can be addressed at an in person General Membership meeting. Powell was asked to do a redline draft for a future discussion of this item.

**Fall Election:** Bryant has appointed Stronck to chair the Nomination Committee for the three seats up for election this fall. Powell and Rick Van Zee will also serve on this committee.

**Email Motion and Voting Protocol:** Bryant walked the board through the process to be used for motions and discussion done via email. Issues should be taken to the board president who will present a motion to the board for discussion. Amendments can be made at this point. Members should be sure to use “Reply all” for discussions. Once discussion is complete, a vote will be taken. The outcome will be documented at the end of the minutes for the next meeting.

**Domain and Website Update:** Powell and White explained the website crash our site experienced last fall. Our domain name has been restored and updates have been made to the website. Access to the website and files of documents should be maintained.

**Planning for Upcoming Spring and Summer Events:** HHOA annual dues will remain at \$150 for 2022. The General Membership Meeting will be held on September 4, 2022, place TBD. The Annual Membership Party will be held in late June/early July, time and place TBD. We will not get dumpsters this year.

**Meeting Adjourned:** M/S McPherson and Bryant. UA.

Respectfully Submitted,

Christie White, Secretary

**Motions Approved by Email:**

**6/12/22**

**Motion: The Board authorizes Allen Sayles to purchase and install one kayak rack on the Trout Street beach end parcel not to exceed \$3000.00**

**Motion made by Allen and seconded by Joe. Vote is unanimous.**

**7/15/22**

**Motion: The Board authorizes the Trout Street Beach Parcel Committee to spend up to \$4000.00 for landscaping and parcel improvement.**

**Motion made by Allen, seconded by Ann. Vote is unanimous.**