

Homewood Homeowners Association  
General Membership Meeting  
Homewood Mountain Resort, North Lodge  
September 3, 2023

**Board Members Present:** President Ann Bryant, Vice-President Joe Barron, Secretary Christie White, Lee Arioto, Mary McPherson, Allen Sayles, David Stronck.

**Call to Order:** President Bryant called the meeting to order at 10:00 am. Members of the Board were introduced, as well as Assistant Treasurer, Dave Powell. Appreciation was expressed to Homewood Mountain Resort for hosting the meeting and providing an excellent brunch.

**Annual Business**

**Minutes:** Minutes from the General Membership Meeting on 9/4/22 were introduced for comment. None being offered, M/S to accept as written Ron Scharf/Rick Van Zee. UA. Minutes to be posted on HHOA website.

**Secretary's Report:** Secretary Christie White reviewed the switch made this year from electronic to digital communications and asked for feedback. There were no comments made.

**Treasurer's Report:** Treasurer Dave Powell presented the Treasurer's Report. Expenses were low this year due to the switch to electronic communication and no capital improvements being made. M/S to accept the report by Allen Sayles/David Stronck. UA.

**Elections:** Ann Bryant, Joe Barron and Mary McPherson were re-elected for 2 year terms. Rick Van Zee was also elected for a 2 year term.

**Beach Parcels Report:** President Bryant explained that the Beach Parcels Committee now consists of 4 street end committees, each of whom represent their particular street end. Reports were given by each sub-committee:

- **Fern Street:** Joe Barron reported that neighbors have pitched in to remove dead trees.
- **Oak Street:** Ron Scharf said that neighbors work together to keep the rural quality of the parcel. Vegetation is thriving and water clarity this year was good.
- **Trout Street:** Allen Sayles continues to work with this group on their proposal for improvements on Trout. They should be able to present their plan to the Board soon.
- **Silver Street:** Dave Powell reported that Silver Street is continuing to thrive.

**Updates and Talks:**

**Tahoe Blue Clean Up Days:** Tiffany McLaughlin reported that this group will continue to schedule 3 clean up days a year. The next clean up day will take place Saturday, October 7. She distributed a sign-up sheet for anyone who wants to be on their email contact list.

**Firewise Certification:** The community assessment for Homewood to qualify for this certification has been complete. Coordinator Joe Barron has been gathering information from

residents about time and tasks they have done to mitigate fire risk on their properties this year. He will continue to coordinate our certification effort.

**Tahoe City Public Utilities District:** Sean Barclay introduced members of the P.U.D. board and gave a presentation for the need for infrastructure upgrades to the aging water system. Homeowners should have received information about proposed new system and rate increases to cover costs, as required by Proposition 218. Proposed new rates will go into effect on January 1, 2024. The work will start in 2025. The PUD will hold workshops to explain the proposal on Sept. 19 and September 20. A public comment hearing will be held October 20 at 8:30 a.m.

**Homewood Mountain Resort:** Ed Divita of Discovery Land Company introduced members of the Discovery/JMA/HMR team of people working on the plan for developing Homewood Mountain Resort. He showed the current plans for development at the north base and at mid-mountain. Some of the amenities include a community gathering spot, a hotel, a general store, employee housing, a parking structure, the addition of a gondola and mid-mountain development. They have heard a lot of feedback around allowing public access and are designing a dynamic pricing structure to allow locals to continue to ski at Homewood. There have also been a lot of concerns about the architectural character of the development and how it fits in with the Old Tahoe style. Their company is continuing to work with the TRPA to refine design and develop plans for the community that comply with the Master Plan approved by Placer County in 2011 and revised in 2014. Their plan is still in development and many details still need to be addressed. The group promised to work on an FAQ document to answer some of the questions from the audience that are still unknown.

**Motion to Adjourn:** M/S Scharf and Powell. UA. Adjourned at 11:45 a.m.

Respectfully submitted,

Christie White, Secretary