

BVRI Board Meeting September 02, 2012

Meeting Minutes

Board Members in attendance:

Tom Fraser
Dave Morley
Jack Wedgwood
Katherine Aitken-Young
Eric Jung
Randy Mancini
Ron Murphy
Barbara Goodrich
Jeff Gouveia
Gordon Ritter
Jesse Markham
Jill Wegenstein

Board Members absent:

Paul Petersen
Ron Rossi
Ann Porteus

Guests:

Terry Woodrow, Board of Supervisors
Kimi Johnson
Twelve community members

CALL TO ORDER:

Meeting called to order at 3:00 pm by BVRI Board President Tom Fraser at the Bear Valley Lodge Cathedral Lounge, and via telephone conference bridge for those members unable to attend in person.

Approval of Minutes for Board Meeting held on July 28, 2012

These minutes were approved via online motion and have already been posted to the BVRI Website.

President's Report -- Tom Fraser

Denise Carter is the new owner of the General Store.

Printed and mailed newsletter is being discontinued in favor of completely electronic communications. If we don't have your email address please provide it so we can send the newsletter to you!

BVRI Survey was very well received and the Bear Valley merchants took great interest in the results. Thank you for taking time to participate.

Treasurer's Report – Jack Wedgwood

Jack Wedgwood distributed the financial reports via email.

Memberships are up. 323 in + 16 today.

Insurance cost is up but it has been flat for the past two years.

Picnic generated about \$1,200 from the raffle.

MOTION: Dave Morley moved to accept the Treasurer's Report.

SECONDED: Katherine Aitken-Young seconded the motion

All members in favor.

None opposed.

Lake Alpine Water Company Report—Kimi Johnson

The assembly bill passed allowing for legal swimming in Bear Lake. It passed both the senate and the assembly so it will now pass onto the Governor for approval. The sunset date for this agreement is 2015.

The fire crews took one and a half acre feet of water from Bear Lake to fight the recent fires. They will be billed for this water because it was taken from the hydrants, not directly from the raw lake.

LAWC will submit annual reports—same reports we send to dept of public health anyway plus some additional reports. Before the end of 2015 we can submit for an identical bill that has a longer sunset date or no sunset date.

There will be specific ongoing tests monitoring for Giardia and cryptosporidium. Current lake water is negative for both of these.

This bill results in about \$3,000 in additional testing that must be done every year. LAWC has approached BVRI for two scenarios

1. Split cost: LAWC monitor filtrate and BVRI monitor raw lake
2. Or LAWC submits all to reimbursable expenses

Discussion: This additional testing is primarily to support swimming for BVRI members. Board is supportive of splitting the cost because this is a benefit to our members.

Motion: Dave Morley Split cost for 3-year period

MOTION: Dave Morley moved that BVRI split the \$3,000 cost until the renewal timeframe of 2015 at which point we will revisit the model

SECONDED: Ron Murphy seconded the motion

All members in favor.

None opposed.

LAWC contract last signed with BVRI was signed in 1991. Kimi has reviewed. Jack will follow up with the “additional insured” certificate for LAWC.

Disinfection byproducts: Iron and Manganese content in the soil of the lake bed is very high and as a result, the level in the water is also high. It's hard to manage getting these minerals out of the water along with all the materials used to get the minerals out of the water. Once treated it goes through a series of tanks before it goes into the system. Solution: Testing a coagulant that can be added to the water that should be compatible with the precipitant we add to get rid of the minerals. The coagulant will clump the minerals so they can be filtered out before they get to the filters. If LAWC reduces this mineral load, they can also reduce the chemical required to remove the minerals and therefore reduce residual chemicals in the final product.

Another solution: change from chlorine to chloramine. This is primarily used in systems that have high levels of trihalomethanes—which we do not.

There is some residual chemical. If average is high, LAWC is in violation. Unless we can get the mineral levels down then the level of disinfection byproducts may still be high and residual levels measured may put LAWC in violation in which case they must send out a message to the customer base.

BVWD Report – Jeff Gouveia

Current board is working hard to improve the fiscal climate for the district. Jeff thanked the board for their hard work.

Jeff has been in his new role there for 3 months and is focused on bringing costs down as much as possible. Labor and rental costs are down. Emptying storage ponds earlier than ever this year. Moving to an off-peak staffing model to save costs. Refinancing an existing loan for more competitive market rates. Working hard to collect back fees that were still on the books. Reviewing commercial billing structure.

By permit, before water is disposed of on land, copper, lead, aluminum and ammonia levels are monitored. In order to keep the levels down and stay in compliance with the permit the BVWD is looking for additional land over which to disperse effluent.

Development Update – Gordon Ritter

Report provided by Gordon personally—not an official report from the partners. There's a logjam in the process. Gordon can confidently say they are getting through the logjam. There is a route to get to a conclusion and proceed with development. Agreement must be reached in the next 30 days in order to open the mountain for the winter. All three of the partnership groups, have been very focused on getting the mountain open for the winter and moving forward on development in the village. They are actively trying to reach an agreement and when they do and an official report is available, BVRI will ensure the community is informed.

Website Update – Jill Wegenstein

Jill and Ann have been working on updating the BVRI Website. Work is ongoing.

Neighborhood Contact List – Tom Fraser

Two ideas proposed. 1. Informal spreadsheet 2. Nextdoor.com – a closed social media platform that would enable information sharing among the participants. Either option will be 100% opt in and individuals who participate would share only the information they feel comfortable sharing.

ARC Report – Ron Murphy

Over the past year, the ARC has reviewed and approved the following projects for homeowners in the “new” subdivisions of Bear Valley.

8 restain/repaint of homes

5 reroofs

4 repair of decks or entries of homes from snow damage

2 deck replacement

2 window replacement

6 remodels

In addition, we have two new homes in preliminary design review.

Most of the repair and replacement activity has been due to the heavy winter of two years ago. This is more activity than usual. The restain/repaint, reroof and window replacement activity is about normal. The remodel activity goes from minor to two major projects adding rooms and entry modifications. There were no variance requests during the period.

ARC member re-instatement

CC&Rs indicate the ARC committee members need to be re-confirmed every three years. Currently we have three members and the committee can have up to five. Looking for two more people for the committee who have architectural and/or design experience.

MOTION: Dave Morley moved to reconfirm Terry Woodrow, Chuck Taylor and Ron Murphy as ARC committee members.

SECONDED: Jack Wedgwood seconded the motion

All members in favor.

None opposed.

Ron Murphy abstained

Beach Operations Report

Paul Petersen is not present.

Tom Ward continues to do a great job and the beach is very clean and well-maintained.

Reminder: there are a LOT of boats around the lake that will need to be removed before the snow falls.

Forest Safety Lot Inspections – Dave Morley

indicates the community has done a good job of maintaining the forest and we should keep it up!

All of the inspections have been sent. Eighty seven letters were written to encourage clean up and 23 were written to encourage clean up and establish expectations for re-inspection later in the year and possible citation if clean up isn't done. Lots that are left in violation can be cleaned by the county and the cost to clean charged to the homeowner. During the latest windstorm, Bear Valley had the fewest trees fall.

Report from the Board of Supervisors — Terry Woodrow

Terry Woodrow not present for this meeting.

Old Business

BVWD Protest and lawsuit has not helped the development by the Village Partners.

Next Meeting

Next Board Meeting will be held November 17th at 4:00.

*** Adjournment:**

Tom Fraser adjourned the meeting at 3:50 pm