

## APPROVED

Loch Lomond Property Owners Association, Inc.  
General Membership Meeting Minutes  
May 29, 2022 - 10:00 a.m. – Loch Lomond Pool Area

Board of Directors Present: President Bryan Blake; Vice President Mark Quilici; Director-at-Large John O'Brien; Secretary Charlene Crowley; Treasurer Lisa Biasotti

Meeting called to order at 10:11 a.m.

President Blake led the membership in reciting the Pledge of Allegiance.

Secretary Crowley confirmed a quorum was present.

President Blake expressed gratitude and recognition for all the volunteers who dedicated their time to prepare the pool for the summer. The change of ownership of the Loch Lomond Roadhouse and pool triggered enforcement of a state law that required the drain cover to be replaced because our existing drain is over ten years old. The new drain has been ordered and it is hoped it will be installed and allow for a June 10 pool opening for LLPOA members.

Secretary Crowley read aloud two submitted corrections to the September 5, 2021 meeting minutes. Motion to approve the minutes of the September 5, 2021 meeting as amended by Kathy Gibson. Seconded. Ayes approved.

In response to a member's questions about the recordation of meeting minutes and, in particular, the Board's vote approving the lease, Secretary Crowley confirmed that all required meeting minutes were being maintained and the membership meeting minutes posted on the Website. Additionally, the Board did not meet following the March special meeting as it was not required to do so per the ByLaws.

President Blake shared that the intent was to bring the lease to the membership but, as he was pointing out, the pool is not done yet and the Board was under a tight timeframe to move the lease agreement effort forward. Weeks before it was signed, the Board voted unanimously (five to zero) to approve the lease for presentation to and execution with the landlord in order to bring the pool back to this community.

President Blake offered that bringing back the pool and the dinner being prepared by Mike Giusti for later that evening were efforts to heal the fractured community and help restore civility.

President Blake discussed the sale of the roadhouse and the renovation plans. We have a new landlord, Bo Belmont. We have invited him to come to one of our meetings. We have emphasized that the LLPOA wants to still be able to be a part of and use this pool. He assured us that one way or another we will be able to swim in this pool moving forward.

Secretary Crowley discussed the in memoriam. The association acknowledged the following passings: Paul Astrup, Robert Prather, Sr., Dave Sierra, Dave Mahoney [whose passing was acknowledged at a previous membership meeting] and Betty Alexander and her husband, Al. All were community figures for many years.

Treasurer Biasotti provided two handouts that addressed the general report and annual budgets for both the general and capital accounts. She walked through each line item of proposed income and expenses. Bank statements for both accounts' opening balances were provided and reviewed. Treasurer Biasotti also provided redacted copies of the actual bank statements to show that the money is, in fact, in each account.

As of 1/1/2022, the general account balance was \$19,289.83. The projected ending balance of \$13,901.83 is on par with where we have ended in previous years. We started a bit higher this year because we have been taking in dues without spending any money. Water costs, PG&E expenses and pool expenses are being shared 50-50 with the Channel Cats.

As of 1/1/2022, the capital account balance was 23,943.09. Pool costs will be shared 50-50 with the Channel Cats. \$18,943.09 is the estimated ending balance for the end of the year.

Based on a member comment, Treasurer Biasotti will add the term "estimated" to the reports to distinguish projected income and expenses.

Secretary Crowley reported that we have 75 paid members in good standing. That number is consistent with historical numbers. We currently have 10 paid associate memberships.

The Board has hit the ground running to put a lot of information in place to support this and future boards. The Board has passed four resolutions so far this year. The first resolution was passed on January 6, 2022, for the Board to conduct its board of director meetings electronically. The second resolution was passed the same day to reestablish the two-signature requirement on all checks issued from the association's two bank accounts at West America bank. Previous administrations elected to allow one person to sign checks.

On February 2, 2022, the third resolution established the lease negotiating committee. It kept in place the Pool Lease Negotiating committee the membership voted into place in 2021. The fourth resolution was put in place on March 7, 2022, to establish the special audit committee at the request of the LLPOA membership.

President Blake informed the pool lease was signed at the end of March with the previous owner, Caroline McCahey. That lease transferred to the current owner, Belwood Investments. The relationship with the Channel Cats is a good one that helps support the community. After escrow closed, Caroline McCahey refunded our \$5,000 rent payment and we subsequently issued our \$5,000 rent payment to our new landlord, Belwood Investments.

In response to a member's questions, President Blake responded that our insurance covers the hours we are operating the pool. If something happens outside our hours, it does not affect us. Dan Mahoney, our insurance broker, was in attendance to answer questions.

Jim Reidy informed that there are some in the community that feel the pool is not safe. There was an anonymous letter written about the pool to county supervisors and a newspaper trying to keep the pool from opening. The letter said the pool was unsafe and children would get sucked out of the pool, referencing a Florida disaster. To put everyone's mind at ease, Bo had an engineer look at the pool. There will be an engineering report forthcoming. County engineers were on site last Wednesday too. It has been determined the pool is safe to swim in.

Joe Park was introduced as the new property manager. Joe, along with his wife, Tiffany, is the owner of Mother Lovin' from the Oven and is the superintendent of the remodel project. He met with county inspectors and the director out here last week and walked through the project that includes the pool, restaurant, store, and storefront remodels that are all happening very soon. Bo has obtained a liquor license and will be opening the café for breakfast and the restaurant for lunch/dinner.

Mike Peterson spoke about Firewise. The National Fire Protection Association is the oversight organization that sets the requirements. We need to take a more hands-on approach and get dirty by doing some hard work around Loch Lomond. The first Firewise requirement was to put together a steering committee that functions and provides input to boots on the ground. Mike apologized for not seeking permission from the Board and introduced some of his appointed steering committee members who were present at the meeting: Gary Prather [due to his family's history and his experience working with Cal Fire as a captain]; Jim Reidy [another experienced fireman who can be an apostle to bring people together]; Debbie Doran [who took an active role in Firewise early on and is back on the committee;] Denise Scoles [who is new to our community and who has taken an active role and is working on the Sycamore area project in conjunction with Bo and the Canyon property owner [Bob Wiley]]. Others not in attendance are Ben Murphy from the Loch Lomond Mutual Water Company [potentially a funding source since they, as opposed to us, can carry a grant and whose knowledge and our water system are both assets] and Jim Comisky.

We need to get ready for the next grant cycle and start applying for some of the available money. Another requirement is that we have to establish our boundaries. Obvious ones are the Loch Lomond Mutual Water Company (LLMWC) boundaries which are our spear of influence. Mike identified 220 water hook ups. That number is critical because we are committed every year to have one hour of residents' time dedicated to Firewise [220 hours] at a labor cost price tag of \$29 per hour. We are going to commit time. Mike will bring in subject matter experts as needed such as Jim Kaminski, retired Foster City fire chief, MDAC president who is very involved, knowledgeable and willing to assist and Tim Sherman who worked at Lawrence Livermore lab and owns the other canyon property next to Bob Wiley. We will clear as much as we need for a fire break, but the homeowners will need to maintain it. Jim Reidy has contacted Bob to fell some trees that have died, and Bob has given the okay. Bo is supposed to bring Bob Wiley to Denise's property for a meeting next week.

Mike is also considering selecting a representative from large property owners like Italian Village and Biggi's as points of contact to engage with the program. Mike was informed that the Angeli's and the Glover's are the LLPOA member representatives for each of the referenced properties.

Before we can be certified, we have to do a community risk assessment. We have not done that yet. Small subgroup for the committee will look at the general condition of fire assessment, how the homes are constructed and their potential for going up. Will consider defensible space as well as the topography, fuels, fuel loads and type, water, and access roads. After the assessment is the development of a three-year action plan to prioritize our critical risks and go after them every year. Could be maps of hydrants. Redoing what was done in 2005 to protect our community with a firebreak. That is going to cost and grant applications and funding could help support. Assessment must be repeated every five years. Action plan every three years. Risk, action plan and application are submitted to the national fire association. Magdalena is confident the approval can be made within weeks of submittal. The work begins when we are certified.

In response to a member's question about Firewise participation and the reduction of insurance rates, it is not anticipated that it might happen. Dan added that something will likely have to be done legislatively.

For folks that are interested in having specialists come out to their house for an assessment, there is an application in today's handouts to get on the list to have the inspection done. Denise was trained by Firewise as one of the inspectors to provide recommendations.

Mike Peterson proposed a resolution that he apologized for not bringing to the board first that he read directly to the membership for approval:

Motion that the LLPOA Board and membership support the Firewise Program for Loch Lomond, pursue Firewise certification and commit to the requirements of Firewise, USA moving forward this year and future years.

Seconded. Ayes approved.

Mike informed that Gary Prather is putting on a seminar on chain saw safety on June 4 here in Loch Lomond.

Jim Reidy spoke as an LLMWC board member informing there are two issues they wanted to be brought up at this meeting. They have an attorney named Bill Adams voted by the LLMWC board to amend the LLMWC ByLaws. California, in conjunction with the attorney, has gone through the ByLaws and updated them. It had not been done in some time and they felt they needed more than what is currently reflected in the ByLaws. The updates are ready and will be posted on the LLMWC website. If you have questions, get in touch by using via their website [lochlomondwater.com]. They want to receive questions by July 13 and then the Board will address them. The Board plans on adopting the update ByLaws at their July 22<sup>nd</sup> meeting.

There are currently five board member positions. Everyone wants to thank Dave Rummell who had participated as a board member. For personal reasons, he can no longer continue. They have posted on the LLMWC website and advertised on the bills that they need a volunteer or multiple volunteers to fill that seat. In order to do that you have to be on title to the property. They meet every other month on the fourth Friday of the month. Meetings begin at 4:00 p.m. Consistent attendance is encouraged but you can miss a couple of meetings. There are Zoom calls. Volunteer(s) would serve out Dave's term {one year}. Need a volunteer or multiple volunteers to be interviewed by the Board to fill the vacancy.

Jim Gibson volunteered to step back on the board to finish Dave's term if it is for one year.

Mike Reidy also volunteered to step up for the remainder of Dave's term. That way both Jim and Mike who both have experience on the board can work together to cover the office.

Vice President Quilici introduced Janice Calonico who is helping him on the hospitality team. We have a dinner tonight that is sold out. There is currently a wait list. We had a welcome-to-summer event at the pool last night. We froze. Thank you to the Board and all the volunteers that have made it possible to hold events here at the pool and on the lawn this year. Without the real estate we can't get together. In honor of the pool's 76<sup>th</sup> anniversary our theme is the *Spirit of '76*. Not all event dates are set yet. There will be Bingo nights, night swims, another LLPOA dinner [at Biggi's] for Labor Day and in August our event will be bands playing here at the pool for a music festival. Fourth of July weekend, the LLPOA Board will be sponsoring a hot dog and hamburger day. Events will be listed on the calendar posted on the LLPOA Website.

Big event that is coming up is the Dave Mahoney Memorial Golf Tournament being held at Adams Springs on July 9. Can accept 44 players (11 foursomes). Registration forms were handed out and are posted on the

Website. \$90 per player that includes golf, a cart and a taco lunch following at the new Adams Springs bar and grill. Non-golfers can come watch the awards ceremony and join for lunch for only \$20.

President Blake said he spoke to Dan Mahoney before naming the tournament in Dave's honor. Proceeds from the golf tournament will be used to reestablish and fund the Jim Mahoney memorial scholarship fund. Dan Mahoney, on behalf of the Mahoney family, expressed their gratitude for these two honors.

President Blake informed that one of the raffle prizes at this evening's dinner will be an 8-person summer pool pass that the LLPOA Board members have personally donated (a \$275 value). Board members cannot win but family members of board members can win. If you have already purchased a pass and you win, you will be reimbursed for what you've already paid.

Gary Prather addressed questions he has received about the dying trees. It began with the drought. The trees are dying further down. There was an emergency declaration passed by the Lake County board of supervisors a few weeks ago to get the entire county eligible for federal and state money to take care of the tree mortality issues. The downed trees do increase the risk of ground fires. Easier to put a fire out on the ground than up in the burning trees. The Prather's have felled about 300 trees on their property but unfortunately there is no market for the wood. The only thing you can do is use it for firewood or have it hauled away. PG&E will only remove the trees they have felled this year with your permission. There is an effort to get an incinerator that runs off of diesel fuel to incinerates the trees (proposed location near Hobergs). Burns about 100 gallons a day. Need to figure out how to pay for the fuel costs.

Mike Reidy shared that Tim Sherman said that leaving dead wood up against a live tree will not typically burn the living tree but if that material is left to rest against the live tree it can ultimately kill the tree. Pull your dead wood away from the tree and the canopy to prevent combustion.

Fungus is killing cedars. Infested with a flat head beetle getting into the fir trees. Worst seen in decades. Sudden oak disease too.

Try to manage you own properties so fire cannot get up into the trees. Don't pile up unless you are getting rid of it right away. Instead, scatter it. Scotch broom is a big problem. If you cut it, it will come back again. The best time to get rid of scotch broom if you are going to spray to kill it is when it is blooming/flowering.

There are 100,000 gallons in this pool during the summertime. Gary's long-ago suggestion was to try to get the owner to agree to let the water company put a hydrant at the pool. If there is a major fire, it would be difficult to get an engine in here. Having a standpipe would allow them to hook right up. Highway connection would be a very simple task.

The campgrounds across the road have been divided into three parcels. Bo Belmont purchased the parcel that has the cabins on it. The Russians own the campground and a developer named Dan Zamberlin purchased the third parcel and intends to build an event center on it. It's commercially zoned. He will put in a lodge and banquet hall with access for the community. Behind it he will put in an additional unit. There is a public website that has the owners' information.

Motion to adjourn Mike Reidy. Seconded.

Meeting adjourned at 11:43 a.m.

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These meeting minutes were approved by the LLPOA Membership on July 3, 2022.

*Charlene M. Crowley*

Charlene Crowley  
Secretary, Loch Lomond Property Owners Association