

## APPROVED

Loch Lomond Property Owners Association, Inc.  
General Membership Meeting  
10:00 a.m. - July 3, 2022

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 10:10 a.m.

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

Secretary Crowley confirmed a quorum was present.

### Secretary Report

Motion to approve the May 29, 2022 LLPOA general membership meeting minutes by Kathy Gibson. Seconded.

Ayes approved

Some of the new members who have joined the association

Denise Brunamonti

James and Bobbette Douglas

Malcolm Dunshee

Alan Hurwitz

Becca and Bryan Ognoff

Lisa and Mark Shelley

Alec & Zachary Zerba

Tracy and Mark Zerba

Read aloud Board resolution #5 passed on June 27, 2022, memorializing that Laurie O'Brien, audit committee chairperson, and Richard Zanotti, audit committee member, had stepped down from the audit committee and authorizing the four remaining members (Peggy O'Brien, Jim Reidy, Mary Reidy, and John Rocco) to continue the committee's efforts.

### Treasurer Report

Treasurer Biasotti handed out prepared financial reports. They included estimated financial numbers projected for the remainder of the year.

Income acknowledges the \$5,000 rent check donated back from Bo Belmont. Membership dues are up a bit. Pool passes and daily receipts have stayed the same since she did not have enough information yet to re-project the numbers. Will re-project as the season progresses.

Fundraiser income: Memorial Day dinner raised \$2735; the raffle raised \$823; and we received \$425 in cash donations for a total of \$3983. Memorial Day dinner and Memorial Day weekend events' expenses were: \$909.

The Dave Mahoney memorial golf tournament is next weekend. We have received donations already. All proceeds will fund the Jim Mahoney scholarships.

Treasurer Biasotti reviewed line item expenses from both accounts. We are projected to end the year at or above where we started the year.

Members requested that, in addition to listing the financial projections, a column be added showing the actual income and expenses known to date, the pool contractor expenses be separated out from the landscaping costs and miscellaneous costs be specified.

Treasurer Biasotti will add the requested information and the revised financial statements as well as the West America bank balances sheets will be included in the mailing that forwards out today's draft meeting minutes.

Members who will be at the pool on the weekends will mow the lawn as needed.

#### Hospitality Committee

Vice President Quilici thanked the Giusti's and Fiscaro's for their work on the Memorial Day dinner.

Yesterday we gave away over 100 hot dog lunches.

Next week's golf tournament is sold out. Lunch reservations were turned in last week.

The movie night scheduled for this evening is postponed due to colder weather. It will be moved to August.

The Prather Brothers band will be playing in the August 13, 2022 concert planned to be held here.

LLPOA Labor Day dinner will be held on September 3, 2022.

Director-at-Large O'Brien reported that the pool is looking good and is being enjoyed by so many this summer. We are not losing water due to the "united scuppers union's" efforts.

Replaced all four valves as soon as a small leak was detected.

## Firewise Committee

Mike Peterson introduced committee members in attendance: Jim Reidy and Debbie Doran. Jim Kaminsky's participation will be limited but his expertise especially with regard to grants will support our efforts. With Jim's departure, Mike Giusti agreed to join the committee. Mike's firefighting and landscaping design background will support our efforts.

At the Memorial Day meeting, we walked through the process and Mike had introduced the first step: the community risk assessment to look at the entire community. The team performed that assessment on June 10, 2022, over four hours out in the field that included scoping, debriefing, general observations and recommendations. They observed fuels, topography, and roadways that met the Firewise definition. They've drafted a report and submitted it for two levels of review. Photos are part of the report. Tim Sherman, a committee member, developed topography overlay maps that show our boundaries which are the Loch Lomond Mutual Water Company district boundaries.

The committee is working with Magdalena and managing our coordination with Firewise. We have to now go through a state coordinator who is expected to return from vacation next week. Once we get his blessing, we will send it through. We also have to have a three-year action plan to fix the identified issues.

Mike expressed disappointment that no homeowner took advantage of the individual homeowners assessment program offered under a PG&E grant given to the Siegler Springs community which allows us to include 26 of our Loch Lomond homes in the grant program. Information has been posted on the LLPOA website. One member homeowner reported she did submit a form but had not heard back. Mike will follow up on that submittal.

### Committee observations:

1. The firebreak installed in 2005 was not maintained. We do not have a quality firebreak. It was  $\frac{3}{4}$  around us. We want a 360 degree firebreak to encircle our community. Need to get funding. Start looking for extra money for a three-year project commitment.
2. We need to train and educate our property owners. We have some serious community issues. Firewise will help but we must take care of it. We are Firewise. Game plan is being developed.
3. Neighbor-helping-neighbor program. Neighbors working together to address a common problem. Creating events that have incentives and generate excitement. CalFire can issue citations for negligent homeowners but we want to develop more options. Seeking grant money to pick up the slack of absentee owners. Reaching out to South Lake to see what they are capable of doing. May send letters to absentee homeowners.

Member requested a ballpark estimate of cost of funding for the firebreak (#1 issue). Mike estimated it may be \$50,000 for a 100' wide firebreak that encircles the community.

Member requested a video be made so we can all see what the committee is seeing. Suggested use of a drone for filming.

Mike will post the maps on the Firewise tab.

A plan to address home signage problems is being encouraged. Our Website will have the signage applications posted there.

Evacuation plan. Now the fire siren works and it is tested monthly. Nixle updates can be issued. We will work with South Lake Fire district to see if their dispatch system will identify problematic roads for traffic evacuation and fire trucks.

Will check on evacuation calls to land lines as not all residents rely on a cell phone notification.

Will consider putting a coupling on location where the pool drain empties so a rig can hook up and take the water out of the pool for fire suppression use.

Can we expand the use of controlled burns? Working with Wiley, the large canyon property owner. There are regulatory agency considerations and liability issues.

Our mutual water company has put blue reflective lights around each fire hydrant.

The committee will seek financial support from the LLPOA. Budget for needed items.

Once we finalize the report and Firewise agrees to it, Mike will post it.

We have to take care of business and we are not! It starts now and it cannot wait. We are in awful shape. While the county has the ability to put liens on properties, they don't have the resources to do so.

One member would like the LLPOA to consider financing contributions of \$25 per load to bring brush down to the incinerator. Maybe we can earmark the load cost(s) for those who cannot afford it.

### Announcements

Our Lady of the Lake Catholic Church has decided that due to priests' vacations, they will close for the summer and reopen in September either before or after Labor Day.

Jim Reidy informed that the Loch Lomond Mutual Water Company's new draft By-Laws are on their Website. The water board is hoping to receive questions or comments by July 13, and are hoping to adopt the new By-Laws at their July 22 meeting. Contact the water board; their information is on their Website. If there are outstanding issues, they will be addressed at the September water board shareholder meeting.

A member asked if the water board is addressing the issuance of proxies in their By-Laws rewrite. The LLPOA board is reviewing whether the practice of members assigning their proxies to non-LLPOA members who can attend our meetings and vote on LLPOA matters is in the best interest of the association.

The Dave Mahoney Memorial Golf tournament is next week. Proceeds will be used to fund the Jim Mahoney scholarship fund. President Blake asked that any current or former teacher who would like to volunteer to be part of the essay judging, please leave us your name after the meeting. Loch Lomond students are the target recipients.

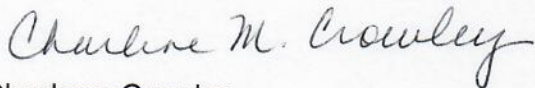
Mike Giusti wants the meeting minutes to reflect that the morning following the Memorial Day dinner, every LLPOA board member showed up to wash all the dishes. He really appreciated their efforts.

Motion to adjourn made by Jim Gibson. Motion seconded.

Meeting adjourned at 11:28 a.m.

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These meeting minutes were approved by the LLPOA Membership on September 4, 2022.



Charlene Crowley  
Secretary, Loch Lomond Property Owners Association