

**MINUTES OF THE
FLY-IN ACRES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR MEETING
Saturday May 13, 2023
APPROVED
FLY-IN ACRES HOMEOWNERS ASSOCIATION
P.O. BOX 3244 ARNOLD, CA 95223
WEBSITE: www.fly-inacreshoa.com**

1. CALL TO ORDER:

President Taylor called the Regular meeting of the Board of Directors of the Fly-In Acres HOA to order on Saturday, May 13, 2023 at 10:00a.m. Meeting was held at SnowFlake Lodge, Blue Lake Springs

2. QUORUM CALL:

Directors present: Ray Taylor, President
 Elli Hope Pendley, Vice President
 Linda Stack, Secretary
 Joni Anttila, Treasurer
 Jim Wagster, Director
 Mary Kelly, Director

Directors Absent: Michael Jochner, Director

Administrative: Bruce Tallakson
 Gary Carson-Hull

Guests: Dennis & Marjorie Dorton
 Dana Taylor
 Lesle Janssen

3. MINUTES OF PREVIOUS MEETING:

Motioned by Vice President Hope-Pendley, seconded by Treasurer Anttila, and approved unanimous consent.

4. PRESIDENTS REPORT: Nothing to report

5. FINANCIAL REPORT: Bruce Tallakson, Management Team

A. 2023 financials & Balance Sheet as of March 31, 2022 were presented. (attached).

B. 2023 Budget Proposal was presented to be approved noting that we still need clarification from BLS regarding past years invoices and item on invoice stated as "Maintenance Contract." No one from FIA knows anything about this "contract" and general consensus is that we are being overcharged when paying 25% of operating costs plus \$260/month.

C. It was motioned by Director Kelly and seconded by Treasurer Anttila that we accept the presented 2023 budget as modified to include 2023 estimated for Lake Expenses. Tallakson will meet with BLS to clarify Lake costs for 2021 and present at Annual Meeting. Carson-Hull will prepare a check for payment of 2022 Lake fees minus the contested monthly fees and. Motioned passed by unanimous consent.

D. Carson-Hull reported that 21 owners have not paid dues and will not receive their Lake cards. Carson-Hull suggested that the “past due” date be changed to January 31st, to keep the late fee at 10% but make it compounded per year. Motioned by Secretary Stack, seconded by President Taylor and passed by almost unanimous vote with abstention from Director Wagster. It was suggested by Vice-President Hope-Pendley that we look into an electronic payment system for yearly dues. She will look into this and pass information on to Carson-Hull.

6. OLD BUSINESS:

- A. Annual Meeting Picnic: It was decided to keep food the same as the past two years. President Taylor got a quote from his brother-in-law of \$600 plus meat. It was suggested that everyone bring a side dish or desert and their own utensils to be more environmentally friendly. Management will get an email out to everyone mid-July with details.
- B. VP Hope-Pendley reported for the Fire Wise Committee: It was noted that insurance companies offer discounts to homeowners in FireWise communities. VP Hope-Pendly suggested getting volunteer FireFighters to inspect homes & will update at the Annual Meeting.
- C. Carson-Hull reported on research regarding what other HOA’s do about temporary small trailer and RV storage and found that most allow 48-72 hour temporary storage. It was noted that the HOA has no jurisdiction over county roads. It was decided to not formally change the CC&R’s but to handle complaints as they are presented.

7. NEW BUSINESS:

Director Jochner was thanked once again for updating the Fly-In Website.

8. **MEMBERS COMMENTS:** Resident Lesle Janssen shared with the Board that she was told by BLS employees that there is a plan in place to build a boat launch and dog run in the area where our picnic tables are currently located. Management will contact BLS to find out what is going on and report back. BLS is supposed to include FIA whenever anything is being done that might involve FIA properties near Fly-In Lake. It was noted that folks who would utilize these proposed additions to the lake would undoubtedly park on Meadow Dr. which could affect fire protection services. It was suggested by Carson-Hull that the County erect no-parking signs. Director Wagster and others issued complaints about the “loudspeaker” at the Lake. It was stated that those who live on the lake have to put up with very loud, hourly announcements by the Lake Attendants. Carson-Hull will pass on the complaint to BLS Recreation Supervisor, Judith Anderson.

9. **CORRESPONDENCE RECEIVED:** Several emails received regarding dead trees on adjacent property and what to do about it. Management notifies owners and supplies list of approved tree removal companies. This list was also included with the Lake Card mailing in addition to lot clearance instructions.

10. **NEXT MEETING:** Annual Meeting and Picnic in the lakeside picnic area, August 12, 2023

11. **ADJOURNMENT:** Adjournment was at 11:15am by unanimous consent.

FLY-IN ACRES HOMES ASSOCIATION

BALANCE SHEET

As of March 31, 2023

ASSETS

Current assets

Bank Accounts

Savings	El Dorado Savings #0414	89,517.16
Checking	El Dorado Checking #2143	30,138.18
	Total Bank Accounts	\$119,655.34

TOTAL ASSETS \$119,655.34

LIABILITIES & EQUITY

Equity

Retained Earnings 102,204.10

Net Income 17,451.24

Total Equity \$119,655.34

TOTAL LIABILITIES & EQUITY \$119,655.34

FLY-IN ACRES HOMES ASSOCIATION

Income and Expense Report

January through March 2023

INCOME

Assessments [\$100]	18,600.00
Assessments lots [\$25]	450.00
Prior year	0.00
Late Delinquent Fees	115.00
Transfer Fees	0.00
Interest Income	14.24
Other Income	0.00
Total Income	\$ 19,179.24

EXPENSES

General operations

Office manager	1,650.00
Insurance	0.00
Postage, Supplies, Printing	78.00
Transfer Fees to bookkeeper	0.00
Web site Maint.	0.00
Meetings & Picnic	0.00
Tax Filing Preparation	0.00
Legal fees	0.00
Repairs & maintenance	0.00
Taxes	0.00
Lake Maintenance	0.00
Total Expenses	\$ 1,728.00
Net Revenue over Expenses for the period	\$ 17,451.24

FLY-IN ACRES HOME OWNERS ASSOCIATION
2023 BUDGET

ADOPTED - MAY 13, 2023

INCOME:

assessments at 217 x \$100	21,700.00
assessments at 18 x \$25	450.00
reserve for doubtful accounts	0.00
delinquent fees at 10 %	100.00
interest income	50.00
Total Income	<u>\$ 22,300.00</u>

EXPENSES:

General Operations:

office manager	6,600.00
postage, printing, supplies	550.00
meeting/picnic	900.00
insurance	3,200.00
website	200.00
tax preparation	235.00
bank charges	-
legal fees	-
Subtotal	\$ 11,685.00

Blue Lake Springs

Lake Wages & Operation:	2022	12,426.00
	2023	10,400.00
Total Expenses		<u>\$ 34,511.00</u>

Transfer Reserves to balance Budget	<u>12,211.00</u>
	22,300.00