

**MINUTES OF THE
FLY-IN ACRES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR MEETING
Saturday August 13, 2022 at Fly-In Lake
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, August 13, 2022 at 10:34a.m. Meeting was held at Fly-In Lake Picnic Grounds

2. QUORUM CALL:

Directors present: Ray Taylor, President
Elli Hope Pendley, Vice President
Joni Anttila, Treasurer
Mary Kelly, Director
Jim Wagster, Director
Michael Jochner, Director

Directors Absent: Linda Stack, Secretary

Administrative: Bruce Tallakson
Gary Carson-Hull

Guests: Several Homeowners

3. MINUTES OF PREVIOUS MEETING:

Approved by unanimous consent with correction by Director Kelly

4. PRESIDENTS REPORT:

(under new business)

5. FINANCIAL REPORT: Bruce Tallakson, Management

- A. January through June, 2022 financials & Balance Sheet as of June 30, 2022 were presented. (see attached).
- B. Financial Report accepted as presented.
- C. Carson-Hull reported that all but 8 owners have now paid their 2022 dues but he had to send out 11 second late notices.
- D. Director Hope Pendley suggested that we might find other ways to make it easier for

owners to pay their yearly dues other than by check. Carson-Hull will look into other options for yearly dues payments.

6. OLD BUSINESS:

- A. Tallakson reported that a letter was written to BLS regarding lake use billing for 2021 which we still have not received. It was agreed that President Taylor and Tallakson would attend a BLS Board meeting to get this resolved.
- B. Carson-Hull reported that Wildfire Safety Solutions did not follow through with an audit of the entire subdivision. He is under the impression that WSS is only interested in individual home inspections and selling their services and products to individual homeowners. Tallakson will contact Meadowmont HOA to find out what they are doing for Firewise Compliance. Director Kelly will work with Director Hope Pendley and others to explore what it would take for Fly-In Acres to become a Firewise Community. They will report back to the November Board meeting.

7. NEW BUSINESS:

- A. President Taylor Suggested that, due to time constraints, CC&R updates, storage of trailers in Fly-In Acres, and Attorney fees, on the agenda, be tabled until the November meeting. Motioned by Director Anttila, seconded by Director Wagster and approved by unanimous consent.

8. MEMBERS COMMENTS: none

9. CORRESPONDENCE RECEIVED: Carson-Hull reported that the office has received several complaints of downed trees, lots that need to be cleaned, and concerns about septic systems that have failed. All complaints have been dealt with and owners have been given contacts for resources available to help them. There was a specific complaint about an abandoned travel trailer on the side of the road on WarHawk. Carson-Hull & Tallakson found the trailer and informed the person turning in the complaint that it was on county property so they should be notified. It was also noted by Management that the only way they are made aware of problems is when owners report them.

10. NEXT MEETING: November 5, 2022 at SnowFlake Lodge

11. ADJOURNMENT: Adjournment was at 11:27am by unanimous consent.

FLY-IN ACRES HOMEOWNERS ASSOCIATION

APPROVED MINUTES

August 13, 2022 Lakeside at Fly-In Lake

ANNUAL MEETING

1. Meeting was called to order by President Taylor at 12:20am while folks continued to eat.
2. President Taylor introduced the Board of Directors and Management Team
3. President Taylor introduced newly elected County Supervisor for District 3, Martin Huberty who gave a brief statement and pointed out that though he was elected to represent District 3, he cares very much about the entire county. He pointed out that Lower Moran Road has new paving and gave credit to outgoing Supervisor Callaway. He invited constituents to contact him anytime with comments or concerns.
4. Carson-Hull from the Management Team talked briefly about becoming a FireSafe Community and stated that he had FireSafe literature available and that Director Kelly is putting together a team of homeowners to work on making Fly-In Acres a FireSafe Community.
5. Carson-Hull from the Management Team thanked all for attending (our largest gathering in many years) and reminded folks that the only way Management knows when there is a problem is when a homeowner notifies them and asks that all help in this regard.
6. Treasurer Anttila held the drawing for childrens and adults' jars of "goodies" and for the wine.
7. Next Annual Meeting & Picnic will be August 12, 2023
8. Meeting was adjourned at 12:45 and many continued to visit and eat.

FLY-IN ACRES HOMES ASSOCIATION

Income and Expense Report

January through June 2022

Assessments [\$100]	20,900.00
Assessments lots [\$25]	375.00
Prior year	0.00
Delinquent Fees	67.50
Transfer Fees	150.00
Interest Income	33.48
Other Income	00.00
Total Income	\$ 21,525.98
Expenses	
General operations	
Office manager	3,000.00
Insurance	0.00
Postage, Supplies, Printing	171.92
Transfer Fees to bookkeeper	150.00
Web site Maint.	0.00
Meetings & Picnic	0.00
Tax Filing Preparation	200.00
Legal fees	882.00
Repairs & maintenance	0.00
Taxes	0.00
Lake Maintenance	0.00
Tables donated to BLS	\$7,185
Total Expenses	\$ 11,588.92
Net Revenue over Expenses for the period	\$ 9,937.06

FLY-IN ACRES HOMES ASSOCIATION

BALANCE SHEET

As of June 30, 2022

ASSETS

Current assets

Bank Accounts

Savings	El Dorado Savings #0414	89,476.85
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Checking	El Dorado Checking #2143	24,009.40
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Total Bank Accounts	\$113,486.25
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TOTAL ASSETS	\$113,486.25
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LIABILITIES & EQUITY

Equity

Retained Earnings	103,549.19
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Net Income	9,937.06
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Total Equity	\$113,486.25
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TOTAL LIABILITIES & EQUITY	\$113,486.25
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FLY-IN ACRES HOMEOWNERS ASSOCIATION

UNAPPROVED MINUTES

August 13, 2022 Lakeside at Fly-In Lake

ANNUAL MEETING

- 1. Meeting was called to order by President Taylor at 12:20am**
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- 3. President Taylor introduced newly elected County Supervisor for District 3, Martin Hyberty who gave a brief statement and pointed out that was elected to represent District 3 but cares very much about the entire county. He pointed out that Lower Moran Road has new paving and gave credit to outgoing Supervisor Callaway. He invited constituents to contact him anytime with comments or concerns.**
- 4. Carson-Hull from the Management Team talked briefly about becoming a FireSafe Community and stated that he had FireSafe literature available and that Director Kelly is putting together a team of homeowners to work on making Fly-In Acres a FireSafe Community.**
- 5. Carson-Hull from the Management Team thanked all for attending (our largest gathering in many years) and reminded folks that the only Management knows when there is a problem is when a homeowner notifies us and asked that all help in this regard.**
- 6. Treasurer Anttila held the drawing for childrens and adults' jars of "goodies" and for the wine.**
- 7. Next Annual Meeting & Picnic will be August 12, 2023**
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FLY-IN ACRES HOMEOWNERS ASSOCIATION

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- 8. Meeting was adjourned at 12:45 and many continued to visit and eat.**

**MINUTES OF THE
FLY-IN ACRES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR MEETING
Saturday May 14, 2022 at SnowFlake Lodge
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 14, 2022 at 10:03a.m. Meeting was held at BLS SnowFlake Lodge

2. QUORUM CALL:

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

Directors Absent: none

Administrative: Bruce Tallakson
 Gary Carson-Hull

Guests: Several Homeowners

3. MINUTES OF PREVIOUS MEETING:

Approved by email November 13, 2021(in order to get them published sooner.)

4. PRESIDENTS REPORT:

(under new business)

5. FINANCIAL REPORT: Bruce Tallakson, Management

- A.** January through March, 2022 financials, Balance Sheets for December 31, & March 31, 2022, & Income & Expense Reports for January-December, 2021 and January-March, 2022 were presented. (see attached).
- B.** Financial Report accepted as presented.
- C.** Carson-Hull reported that all but 5 owners have now paid their 2022 dues but he had to send out 28 late notices.

6. OLD BUSINESS:

- A. Tallakson reported that a letter was written and emailed to all owners regarding problems with short term rentals-further discussion was tabled.
- B. Carson-Hull reported that cost of tables that Fly-In agreed to purchase has risen since BLS did not order them when they were approved. Subsequently they have been ordered, delivered, and BLS Maintenance has committed to having them installed by our Annual Meeting in August.
- C. Management was instructed to write a letter to BLS requesting our bill for the 2021 season. As of our meeting there has been no response. Tallakson will follow up with a phone call to BLS Manager.

7. NEW BUSINESS:

- A. Director Pendley agreed to serve as Board Vice President. Voted by unanimous consent.
- B. Lance Doyle from "Wildfire Safety Solutions" gave a presentation on "hardening" homes to make them more resistant from a catastrophic fire event. For a fee of approximately \$250 they will inspect your property and give advice on what you need to do to become more fire safe.
- C. Several visitors reported unsafe conditions that they have seen in the sub-division. Carson-Hull requested that anyone who sees potential fire hazards to report the address to the Management office and the property owner will be notified and given a list of approved vendors who can clean up their property.
- D. Director Kelly reported on her efforts to comply with FireWise Community Certification. She stated that the application process is lengthy and complicated. It was discussed that it might make more sense to hire "Wildfire Safety Solutions" to do an assessment of all of Fly-In Acres. Carson-Hull was instructed to work with them to determine cost.
- E. Board President Taylor reported that both he and Management have received several complaints of a large travel trailer stored on a Fly-In property in violation of the CC&R's. There was much discussion regarding whether trailer storage is allowed either permanent or temporary in Fly-In Acres. It was decided that the current CC&R's written in 1980 are somewhat vague and that the Board of Directors needed to get clarification from an HOA Attorney. Carson-Hull was instructed to contact an attorney that specializes in HOA's and get legal clarification. (motioned by Pendley, seconded by Jochner, and approved by unanimous consent).
- F. Homeowner Kelly read a statement in support of storage of her son's trailer noting that they needed it for emergency use in case of a fire. It was pointed out that there would be no way to get a large travel trailer out in case of a fire and that it would be more reasonable to put the trailer in storage away from Fly-In and drive to it.
- G. Annual Meeting will be Saturday, August 13, 2022 at 10:00am followed by picnic. It was decided that because of the number of "no-shows" and cancellations after the food had been ordered last year that this year we will ask folks to send a check for the number of meals they want to order at \$10 each and when they arrive at the picnic they will be given their check back. No charge for the great bar-b-que meal and hopefully the right amount of food will be ordered. More information on the picnic will be sent out by the Management office in July.

8. MEMBERS COMMENTS:

A. There was much discussion regarding storing of trailers in Fly-In Acres. It was suggested that perhaps the CC&R's need to reflect that it would be allowable to have an RV at your property for some short period of time to get ready for a trip but that long time storage should not be allowed or all those who are currently paying to store their recreational vehicles will move them out of storage and store them on their Fly-In Acres property.

B. It was reported that a man has been verbally harassing folks who are walking their dogs near the lake. Management asked that these situations be reported to them when this happens and give names if possible.

9. CORRESPONDENCE RECEIVED: Carson-Hull read a letter from a long time homeowner and past Board President in opposition of allowing storage of RV's in Fly-In stating that allowing even temporary storage would detract from the beauty of his property.

10. NEXT MEETING: Annual Meeting & Picnic, Saturday, August 14, 2022 at 10:00am.

11. ADJOURNMENT: Adjournment was at 11:55am by unanimous consent.

FLY-IN ACRES HOMES ASSOCIATION

BALANCE SHEET

As of December 31, 2021

ASSETS

Current assets

Bank Accounts

Savings	El Dorado Savings #0414	89,450.23
Checking	El Dorado Checking #2143	14,261.78

Total Bank Accounts	\$103,712.01
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Accounts Receivable	00.00
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Total Current Assets	\$103,712.01
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TOTAL ASSETS	\$103,712.01
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LIABILITIES & EQUITY

Liabilities	0.00
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Equity

Retained Earnings	101,461.00
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Net Income	2,251.01
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Total Equity	\$103,712.01
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TOTAL LIABILITIES & EQUITY	\$103,712.01
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FLY-IN ACRES HOMES ASSOCIATION

BALANCE SHEET

As of March 31, 2022

ASSETS

Current assets

Bank Accounts

Savings	El Dorado Savings #0414	89,463.47
Checking	El Dorado Checking #2143	27,207.66

Total Bank Accounts	\$116,671.13
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Accounts Receivable	00.00
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Total Current Assets	\$116,671.13
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TOTAL ASSETS	\$116,671.13
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LIABILITIES & EQUITY

Liabilities	0.00
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Equity

Retained Earnings	103,642.01
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Net Income	13,029.12
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Total Equity	\$116,671.13
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TOTAL LIABILITIES & EQUITY	\$116,671.13
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FLY-IN ACRES HOMES ASSOCIATION

Income and Expense Report

January through December 2021

Assessments [\$100]	21,700.00
Assessments lots [\$25]	425.00
Prior year	425.00
Delinquent Fees	150.00
Interest Income	47.08
Other Income	0.00
Total Income	\$ 22,747.08
Expenses	
General operations	
Office manager	5300.00
Insurance (\$2689 for 2022 paid in advance)	5,678.00
Postage, Supplies, Printing	884.50
Web site Maint. / Zoom	149.90
Meetings & Picnic	851.57
Tax Filing Preparation	215.00
Telephone	0.00
Taxes	20.00
Lake Maintenance	7,547.00
Total Expenses	\$ 20,645.97
Net Revenue over Expenses	\$ 2,101.11

FLY-IN ACRES HOMES ASSOCIATION

Income and Expense Report

January through March 2022

Assessments [\$100]	14,625.00
Assessments lots [\$25]	25.00
Prior year	0
Late Fees	0
Interest Income	14.28
Other Income	0
Total Income	\$ 14,664.28
Expenses	
General operations	
Office manager	1500.00
Insurance	0
Postage, Supplies, Printing	135.16
Web site Maint. / Zoom	0
Meetings & Picnic	0
Tax Filing Preparation	0
Taxes	0
Lake Maintenance	0
Total Expenses	\$ 1635.16
Net Revenue over Expenses	\$ 13,029.12

FLY-IN ACRES HOMES ASSOCIATION

BALANCE SHEET

As of October 31, 2022

ASSETS

Current assets

Bank Accounts

Savings	El Dorado Savings #0414	89,494.94
Checking	El Dorado Checking #2143	20,524.07
	Total Bank Accounts	\$110,019.01
TOTAL ASSETS		\$110,019.01

LIABILITIES & EQUITY

Equity

	Retained Earnings	106,240.57
	Net Income	3778.44
	Total Equity	\$110,019.01
TOTAL LIABILITIES & EQUITY		\$110,019.01

FLY-IN ACRES HOME OWNERS ASSOCIATION

2022 BUDGET

APPROVED November 13, 2021

INCOME:

assessments at \$100 x 217	21,700.00
assessments at \$25 x 17	425.00
reserve for doubtful accounts	0.00
delinquent fees at 10 %	0.00
interest income	45.00
transfer fees	0.00
other prior year	0.00
Total Income	<u>\$22,170.00</u>

EXPENSES:

General Operations:

office manager	6,000.00
postage, printing, supplies	600.00
meeting/picnic	700.00
insurance	3,000.00
telephone	-
website and Zoom	270.00
tax preparation	235.00
transfer fees	-
bank charges	-
legal fees	-
contingency fund	-
Subtotal	<u>\$10,805.00</u>

Blue Lake Springs

Lake Maint. & Operation: 6,265.00

Tables contribution 5,100.00

Total Expenses \$22,170.00

FLY-IN ACRES HOMES ASSOCIATION

Income and Expense Report

January through October 2022

Assessments [\$100]	21,200.00 [5 unpaid]
Assessments lots [\$25]	400.00 [1 unpaid]
Prior year	0.00
Delinquent Fees	97.50
Transfer Fees	300.00
Interest Income	48.71
Other Income [BBQ no show donations]	40.00
Total Income	\$ 22,086.21
Expenses	
General operations	
Office manager	5,000.00
Insurance	3,157.00
Postage, Supplies, Printing	538.52
Transfer Fees to bookkeeper	300.00
Web site Maint.	14.95
Meetings & Picnic	1,030.30
Tax Filing Preparation	200.00
Legal fees	882.00
Repairs & maintenance	0.00
Taxes	0.00
Lake Maintenance	0.00
Tables donated to BLS	\$7,185
Total Expenses	\$ 18,307.77
Net Revenue over Expenses for the period	\$ 3,778.44