

**Blue Lake Owners Association  
Board Meeting Minutes  
January 12, 2010**

Meeting called to order at 6:35.

Attendance: Susie Atwood, Bruce Pearson, Missen Brucker, Stan Snyder, Scott Wirkler, Bart Outzen, Kelly McKenney. Also: Gina Shaw, Joe Meade, Robert Giacinto.

**PRESCHOOL LEASE:** Michelle Ogar (director of Blue Lake Preschool) addressed the board regarding the significant maintenance expenses the school's incurred since taking over the entire building in July 2007. There are areas of water damage (with unknown causes) which need attention and several windows that need replacing. The fire suppression system upkeep has been expensive to maintain and inspect annually. Due to the economy the school has laid off 6 staff and the enrollment is significantly reduced. The school is unable to pay for the necessary repairs.

Stan commented that they provide a valuable asset to our community but asked that they provide the board with their financial statements before we discuss modification of the lease. Bart also requested copies of maintenance invoices. Michelle agreed to get those items to Gina in the next week. There was a general consensus that the board would help with maintenance to prevent problems with our building.

Bart, Bruce, and Joe will look at the water and window problems tomorrow.

**COLLECTIONS:** The board reviewed the accounts receivable summaries from 2006, 2007, 2008, and 2009. Currently there are 3 homes in foreclosure in Blue Lake. The board discussed how to best protect the association. It is agreed that our collections policy is adequate. Delinquent homeowners who are not in contact with the office risk having legal fees added to their account. There was discussion about one homeowner who is habitually delinquent. Gina reported that a 90 day delinquent letter was sent to her yesterday. Bart moved to wait 2 weeks for a response and if there isn't one, send a letter stating that we are "turning the matter over to our attorney to proceed with foreclosure. Attorney fees will be added to her account." Missen seconded the motion and it passed unanimously.

Gina reported that mail sent to 160 Coyote is being returned. The public auction has been postponed again to January 20<sup>th</sup>. The home is occupied, but probably not by the owner. Susie moved to send the owner a letter, a copy to be sent to the bank, and a copy taped to the door of the property. Bruce seconded and the motion passed unanimously. Gina will make an attempt to speak to the occupants.

3 other liens approved to be filed in 30 days.

IRRIGATION: Gina reported no response to the Bugle request for volunteers. Stan suggested we wait to move forward with this project until we have estimates of what the preschool repairs will cost for the year.

TAMARISK: Gina consulted the state extension office regarding the identification and removal of tamarisk that is suspected to be on the island. There is no certainty that tamarisk is present. The extension office recommends cutting the identified plants and applying an herbicide to the stump with a brush to avoid contaminating the water. Missen spoke with the fire department to ask their assistance in clearing the overgrowth and returning the island to natural grasses. Missen moved to have the willow/tamarisk burned and cleared, then address the goose population subsequently if necessary. Bruce seconded. 5 votes in favor; Stan opposed; Kelly abstained.

COMMUNITY GARDEN: There were 4 favorable responses to the Bugle article. Gina will forward the names to Fran Sutor. She can form a committee and submit a proposal to the board at a future meeting. Scott is not in favor of spending association money on this project due to the low percentage of homeowners showing interest.

JOE'S REPORT: Joe presented the bid he got from Hughes Excavating for dredging Blue Creek from the elk farm to approximately the back of 53 Goose Lane. These areas have narrowed, causing the water to over flow the banks and create swampy areas. Mid Valley Metro District has agreed that the material removed can be put in their pits at no charge. This project is probably best completed while the ground is still frozen to minimize damage to the landscaping. Bart suggests we move forward with this, but it was agreed to table this until next month when we have estimates on the preschool building.

GINA'S REPORT: Gina and Kathy Riggle closed out the books for 2009. Gina asked for approval to send the necessary data to McMahan & Associates for the annual financial review. Brian Smith is willing to do our tax return at no charge again.

The board reviewed the CC&R violation letter Gina drafted for the homeowners with sheds on common space along Deer Run. Kelly would like it to be noted that she is not in favor of insisting her neighbor's sheds be moved. Bart moved to send the letters with a deadline for removing the shed of June 30<sup>th</sup>. Missen seconded; 6 in favor; Kelly abstained.

Meeting adjourned at 8:50.