

**Blue Lake Owners Association
Board Meeting Minutes - DRAFT
10-13-09**

Attendance: Susan Atwood, Scott Wirkler, Bruce Pearson, Bart Outzen, Missen Brucker, Stan Snyder. Absent: Kelly McKenney. Also in attendance: Gina Shaw, Joe Meade, Keith Johnson, Robert Giocinto.

Called to order 6:32

Joe Meade's Report:

- The remaining fencing (800 ft.) for the lake area is to be delivered this week. Joe hopes to have it installed before winter.
- Joe looked into purchasing a leaf vacuum this year, but has determined it won't save man hours and would be too heavy for most employees to operate. The attachments for the mowers are working well for leaf pickup in most areas.
- Joe will get a written estimate for the dredging of Blue Creek. There was discussion about the necessity of this. Joe said that the creek has narrowed by at least 6 feet in some areas during his time (11 years) working here.

Crossing at Rabbit Road: Missen reported that Brad Higgins of Eagle County Road and Bridge added reflectors at the crossing and Joe removed a bush that was blocking view of the crosswalk. Due to the diminished traffic this time of year, Missen will address this issue again next spring if necessary.

Foot Bridges over Blue Creek: Gina sent letters to all homeowners in Filing IV the first week of September explaining the need to remove the bridges. There were no complaints or comments received. Joe will remove the bridges this week or at his first opportunity.

Budget 2010: Gina spoke of the previous discussion to raise storage rent as spaces turn over. She suggests a small increase for all spaces to be equitable to all renters.. This would also be predictable for budgeting purposes. Susie suggests tabling this until our next budget cycle; Bart suggests bringing it up at the annual meeting Thursday and implementing the increase in the spring. There is currently a waiting list of 9 people and nothing has moved in several months. There was discussion of plowing, weed spraying, and the eventual need to replace the wood fence/gates as expenses specific to the storage areas. Rent hasn't been increased in many years even though dues are scheduled to increase annually. There was comment about this not be equitable since there are not enough spaces for every homeowner.

Agenda for Annual Meeting: The board discussed the list of accomplishments for 2009 and decided who would speak about each one.

Office space leasing: Susie signed the one year lease for Community Health Initiatives.

Waste Solutions service agreement: Stan asked for clarification of "at the pump" pricing to determine any future fuel surcharges. Susie will contact Wally of Waste Solutions and has board approval to sign the agreement.

Adverse Possession: tabled

Mid Valley Metro path repairs: Missen reported that the path on the south side of the lake was repaired at Mid Valley's expense by Grand River Construction. The project is complete and looks good.

Expenditure policy: tabled

Irrigation expansion: Bruce spoke of his meeting with the designer of our current irrigation plan from GJ Pipe. The issue remains unsettled until we have a firm idea of where we want the expansion, and what do we want the landscaping to look like when we're done. Bart made a motion to make the necessary adjustments to the existing irrigation system required for it to work properly in the spring. Missen seconded. Motion passed unanimously.

Gina's Report:

- Gina asked for approval to have the wall in the office lobby (where the wall paper was removed) textured to match the texture on the other walls at a cost of \$200. Board approved.
- The office building HVAC system installation should be completed by the end of this week. Robert Giocinto was asked to look into the feasibility of adding a ceiling fan to the skylight area in the lobby.
- The furnace rebate of \$600 was received for the new furnaces at the preschool.
- Gina's training manual is complete and needs to be reviewed by the assigned board members.
- Susie made a motion to approve the filing of liens on the three homeowners who were sent the "Notice of intent to lien" letter if payment is not received by Nov. 7th. Stan seconded. Motion passed unanimously.

Board member comments: Susie will not be at the November meeting.

Adjourned: 8:45