

**Blue Lake Owners Association
Annual Meeting of Homeowners
Minutes – DRAFT
10-15-09**

Meeting called to order at 7:00.

Attendance: Susan Atwood, Bruce Pearson, Missen Brucker, Kelly McKenney, Stan Snyder, Bart Outzen. Also: Gina Shaw, Joe Meade and approximately 17 homeowners. (See sign in sheet.) 13 proxies. No quorum was reached, so this meeting is for informational purposes only.

Introductions: Susie introduced the board and staff.

County Commissioner: Sara Fisher introduced herself and spoke briefly about property taxes potentially going down. County revenues are down, especially the projections for 2011.

- Gina thanked the commissioners for granting the money to assist in our sidewalk repairs and mentioned that we are asking for more for seal coating and repairing more areas in the future.
- Kelly asked about services on this side of Eagle County; specifically about staffing for the sheriff's department. Sara suggested that homeowners let their concerns be known.
- Susie asked if there are plans to improve the intersection of JW Drive and Hwy 82. Sara spoke of a 1 million dollar grant because there have been fatal accidents at this intersection.
- A homeowner asked if there are any plans to improve the bike path connections in and around El Jebel. Sara didn't know the answer to that but will ask Eva in engineering to follow up.
- Gina asked that code enforcement be given more "teeth" in enforcing the single-family zoning rules. Sara suggested a letter be written by the HOA to this effect.
- There was a comment from the floor thanking the commissioners for having the Tree Farm hearings locally.

Accomplishments of 2009

Sidewalk Improvements- Missen thanked all those involved in completing the project on time and under budget. She spoke about the additional grant request to Eagle County and what it would fund. All of our asphalt is in need of seal coating and 2 areas where heaving is a concern: on the east side of the lake and from Black Bear Trail to Deer Run. The total estimated cost is \$76,000. Mid Valley Metro completed the path by the lake. All asphalt work is warranted for one year. Missen asked that if cracks are noted to please contact the office.

Lighting Project- Bruce spoke about the new lights at the Tot-Lot and soccer field And the repairs to lights on the back of the preschool building. These were requested in 2007 by the sheriff's department to aid in their ability to patrol these areas. Everyone thanked Joe Meade for his hard work doing the preliminary work on this project.

Lake Policy and Boat Storage – Susie addressed the new policy for parties at the lake and how it will hopefully save future boards from having to spend time reinventing the wheel every summer.

Collection Policy- Stan explained the policy that was implemented in April. Accounts receivable are since down significantly. He encouraged homeowners to sign up for electronic billing and auto draft payments. There was a question about having website bilpay, but this is a very involved security issue that we are not capable of handling. Gina suggested that people use the online bilpay offered through banks. There was a suggestion for a one time discount on dues to sign up for e-billing/auto draft payment. Stan explained that our budget is pretty tight for such offerings.

Budget: Stan presented the proposed 2010 budget that he and Susie put together. The goals of the budget are to:

1. improve infrastructure
2. keep assessments low, and
3. collect payments in a timely fashion.

Proposed monthly dues (including trash) are \$100.50.

The board proposes holding reserve expenditures to \$60,000 per year. The board is looking into options for a minimal storage increase with a cost analysis pending for plowing, weed control and eventual fence/gate repair/replacement.

Maureen Kerr commented that in her experience doing property management for several HOAs who are in bad financial situations, not raising dues by the allowed 5% is a mistake.

Patrick Frank asked for clarity on the payroll, depreciation, and maintenance supply line items.

There was a question about the board adopting the budget without a quorum and the process for changing our by-laws and CC&Rs. Susie explained that Hindman Sanchez (legal firm) said that the board adopts the budget and that no one showed up to the budget planning meeting held in September.

Water quality/Goose population: Bart spoke about the health issues of E. Coli and Salmonella caused by the 15-18,000 lbs. of goose feces at the lake every year. The Department of Wildlife has given recommendations on how to humanely reduce the number of hatchlings. This requires a permit from the DOW, but is readily available. There was discussion of clearing the island of the heavy cover or putting chicken wire around it so the geese would go somewhere else to nest; this raised concern over the other species of birds that nest on the island. There were several comments from the floor to leave the geese alone. Bruce mentioned that there is tamarisk (a noxious weed) growing on the island which needs to be removed. Bill Reynolds said that the last water test done

by Mid Valley Metro had acceptable results for the lake's usage. The board wants more feedback before any steps will be taken to reduce the goose population.

Homeowner Comments:

- Bill Reynolds reminded everyone to look for their mail in ballots and spoke about issue 4A to fund research for a recreation center. The cost is \$17.50 per \$500,000 valuation on a home. This is a one time only cost.
- Kelly Kovach commented that she did not receive a response to an email sent to the office. Gina said that she responds to all emails and will investigate what the problem is. She will also put something in next month's Bugle asking for anyone with similar concerns to follow up with a phone call if a response is not received.
- Aaron Kidder spoke about some suspicious activity he's noticed when coming through the neighborhood after dark. There was discussion of the attempt to form a Neighborhood Watch program in 2007 but that there was not enough interest shown by homeowners.
- Bill Reynolds suggested to the board that we find a consultant to help facilitate community involvement.

Adjourned: 9:05