

Blue Lake Owners Association
Board Meeting Minutes
11-10-09

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Meeting called to order 6:32

Attendance: Bruce Pearson, Scott Wirkler, Kelly McKenney, Missen Brucker, Bart Outzen, Stan Snyder; also Gina Shaw and Robert Giocinto. Absent: Susan Atwood.

Homeowner Comments: Robert Giacinto asked if we could trim the juniper bushes at 318 Badger Rd. as they obstruct the sight line for drivers turning off of Badger Road onto JW Drive. Gina will write a letter asking the homeowner to correct. Bart suggested that if the letter doesn't get results to contact the county safety department to ask for their assistance.

2010 Budget Adoption: Bart moved to accept the budget presented at the October 15th annual meeting of homeowners. Stan seconded. There was discussion about the necessity for the board to approve large expenditures on an individual basis even if they are budgeted. Motion passed unanimously. This budget expresses the intention to hold reserve expenditures to \$60,000 per year for the next 3 years.

Mid-Valley Counseling Services Lease: The lease will be dated September 1 for a one year term with renewals imposing a 3% or upward movement in the Denver/Boulder CPI (which ever is greater.) Tenants have agreed to sign this week.

Kathy Riggle Engagement Letter: Gina presented the letter from Kathy. Kelly had concerns that the contract releases her of responsibility to identify fraud. Stan explained that not even audits can do that. Hiring Kathy is intended only to be a second set of eyes and a measure of consistency. Gina met with Kathy on Oct. 28th for 3 hours and is confident that 3 hours will be ample time each month. According to the letter, anything more than 3 hours must receive prior board approval. Kelly moved to approve the letter with two changes. Missen seconded and the motion passed unanimously.

Review of Annual Meeting: Gina read the one comment card that was received concerning trees/bushes and parked vehicles blocking public sidewalks. She sent 15 letters to homeowners asking them to correct this problem. Gina explained that many homeowners are in a pinch when there is no street parking. She was asked to continue writing letters to people whose vehicles impede sidewalks. Kelly asked Gina to send board members the response from Hindman Sanchez regarding the board adopting the budget instead of the membership.

Election of Officers: Stan moved to nominate and re-elect current officers to their current positions. Kelly seconded and motion passed unanimously.

Goals for 2010: The board discussed ideas for the coming year with the understanding that reserve expenditures be limited to \$60,000.

- Irrigation work to improve effectiveness of existing system. Form a committee to develop a plan for future expansion including an overall landscape plan for common areas. The board reviewed a 2007 landscape recommendation from Tom Hazard.
- Seal coating of asphalt is required next spring. If matching grant money is received from the county, it was agreed that it would be wise to replace the 1000 linear feet of heaved pavement from Black Bear Trail to Deer Run and the stretch along the east/south side of the lake.
- There was discussion about replacing the fence around the Tot-Lot with steel fencing that would have a much longer life expectancy than wood. Bart suggested that the expense seems to benefit few and questions the need for any fence around it. Stan suggested replacing the existing fence with a fence similar to the fence around the lake, using Blue Lake staff for the installation.
- The board discussed the necessity of dredging Blue Creek. Bruce suggested that perhaps only the areas near the culverts be dredged.

- Bart suggested we research the feasibility of a larger pavilion at the lake. This would eliminate the need for tents (which can damage sprinklers) and make the area more user-friendly for those hosting parties.
- Kelly suggested some effort to increasing the sense of community. There was discussion of a possible BBQ for homeowners the weekend of the garage sale.
- Kelly suggested we add some holiday lights to the pine trees at the main entrance.
- There was discussion of the intersection at JW Drive and Hwy. 82. It was suggested that we start a letter writing campaign to CDOT asking for something to be done. Gina will add something about this to upcoming Bugles and draft a letter for approval at the next board meeting.

Adverse Possession: Kelly spoke about the recommendation from Hindman Sanchez from May. It suggested issuing license to individual homeowners which can be revoked at any time by the association. Kelly said she will have a letter drafted for the next meeting. There was discussion of the precedence this would set and the liability issue that this does not address. Robert Giacinto suggested eliminating all encroachment on common space. Bart suggested looking into the feasibility of selling very small pieces of land only to the violators on Deer Run that back up to the hillside.

Expenditure Policy: There was discussion of what a new policy would accomplish and what the wording should be. Kelly agreed to work on this but asked that we table it until January.

Irrigation expansion: The board discussed the need to form a special committee for this project and ask homeowners with expertise in landscaping to join.

Joe's Report:

- The fence at the lake will hopefully be done this week.
- The plow on the old truck has hydraulic problems. Estimate of \$1000 to fix. The board agreed that he should not fix it since we purchased the new plow for the new truck.
- Crew is mostly done for the season. Some raking still happening.

Gina's Report:

- The HVAC system passed inspection yesterday. Gina will ask the contractor why the AC is not scheduled to be started until spring and report to the board.
- There was discussion of the ventilation of the sky light area. Gina is to get an electrical estimate from Grizzly Electric for the destratafication system proposed by Valley Mechanical.
- The board reviewed the aging summary and approved a lien be filed for a homeowner who received an intent to lien letter last month. It was also approved that their storage lease be revoked if payment is not received. Stan recommended starting foreclosure proceedings on the homeowner who has not made a payment since February. It was agreed that Gina would call him to make one more attempt to collect.
- There was discussion about the specific language of our liens and if the amount owed at the time of filing is the total amount of the lien, or if monthly additions are allowed. Gina was asked to contact the attorney and report to the board.

Board Member comments: Stan mentioned that Hindman Sanchez offers free advice regarding association laws on the third Wednesday of every month from 4-6pm. He intends to call this month to discuss the CCIOA super-lien laws and how it will affect our collections.

Adjourned: 9:30