

**Blue Lake Owners Association  
Board Meeting Minutes  
November 8, 2011**

Meeting called to order at 6:30

Attendance: Bruce Pearson, Bart Outzen, Stan Snyder, Kelly McKenney, Sheryl Carr, Billy Miller. Also in attendance: Gina Shaw, Robert Giacinto, and Phylis Mattice.

Absent: Joe Meade

**Agenda additions:**

- CDOT wildlife fence
- Sidewalk next to Crawford Property
- Master Plan buffer zone

**NEW BUSINESS**

**Selection of new board member:** Phylis Mattice introduced herself. Bart moved to have Phylis join the board; Kelly seconded; all members welcomed her and thanked her for volunteering. Stan moved to keep the current officers in place; Kelly seconded.

Motion passed.

President: Bruce

VP: Bart

Treasurer: Stan

Non-voting Secretary: Gina

**Community Leaf Dumpster:** Gina reported that Waste Management is willing to provide a leaf dumpster to us free of charge next fall if we make sure that no trash contaminates it. Sheryl suggested we ask for it during the entire growing season for grass clippings. This topic will be added to the April agenda.

**Storage space expansion in Lot 5:** Neither Gina nor Joe have had time to investigate the idea of making a few of the storage spaces in lot 5 longer than their current designation. Stan suggested that Joe makes a proposal to specify those spaces to be expanded and increase the rent when the leases turn over.

**Copier Lease:** Stan recommended purchasing the current machine at a price of \$2188 and continuing the \$96/quarter service agreement. The board approved the expenditure to be made before Dec. 2<sup>nd</sup>.

**Health Insurance:** Because the renewal prices are much higher than we were quoted when preparing the budget, the board reviewed options. Gina was asked to speak to Joe about the plan suggested by our agent to reduce the monthly premium.

**CDOT wildlife fence:** Bruce spoke of CDOT's plan for the summer of 2013 to continue the wildlife fence from Catherine Store Road to mile marker 19 at El Jebel Road. This will require a cattle guard being installed at the entrance from Hwy 82.

**Sidewalk east of Blue Lake:** Bruce would like to find out who is responsible for repairs to the path that leads to El Jebel Road through the Crawford's property. He hopes that there may be some county grant money available since it falls within the county right-of-way. Stan suggested adding to the research the section of the path in Blue Lake between Black Bear Trail and Deer Run.

## **OLD BUSINESS**

**Soccer Field:** Kelly sent a letter to County Commissioner, Sara Fisher requesting that the soccer field be considered as designated open space. She's had no response to date. Phylis suggested the letter go to all three commissioners making it a matter of public record.

**Sidewalk Repairs:** Joe had reported to Stan that the only areas of concern are at 111 Goose Lane, and on Deer Run at the base of the hiking trail below the water tank. Stan suggested grinding down the heaved section on the Goose Lane area. Joe suggested the use of concrete caulk on the Deer Run area. The board members will each look at the noted areas before the next meeting. Gina spoke of the drainage problem in the vicinity of 111 Goose Lane. She will contact county road and bridge to ask them to further investigate what might be done to improve drainage on this street.

**Tree Issues:** Sheryl asked that Joe remove the cottonwood near the pond which large sections had died and were severely trimmed last year and the dead Russian olive near the gazebo. This was placed on hold until Board members could view the trees.

**JOE'S REPORT:** The board reviewed the report Joe wrote.

- His crew is done for the year.
- He suggested a new sweepster for next year at an approximate cost of \$1200.
- An electrician has been asked to make necessary repairs to the street light at the corner of Goose and Buckskin.
- The ditches are off and the sprinklers blown out.

**GINA'S REPORT:**

- Gina reported that tracking short sales, foreclosures, and accounts receivables is becoming increasingly complicated. She will take part in a Hindman Sanchez webinar about how HOA superliens work on Nov. 17<sup>th</sup>.
- The attorney's email regarding a foreclosure filed on our behalf was reviewed by the board. There was discussion about his services/billing.
- The bike rack for Buckskin/JW Drive was ordered Oct. 12<sup>th</sup>.

**FINANCIAL REPORTS:**

The board reviewed the Balance Sheet, Budget Performance, and Accounts Receivables.

Meeting adjourned: 8:30

Executive session – personnel

