

**Blue Lake Owners Association
Board Meeting
December 8th, 2009
Minutes**

Meeting called to order at 6:38 pm

Attendance: Susie Atwood, Bruce Pearson, Missen Brucker, Stan Snyder, Kelly McKenney, Bart Outsen, Scott Wirkler. Also present: Gina Shaw, Joe Meade, Robert Giocinto, and Fran Suiter.

COMMUNITY GARDEN: Fran Suiter (a homeowner) is a member of a new group Mid-Valley Community Garden Collective and is proposing an area of common space be leased to interested residents for a community garden. She presented a handout with examples of how community gardens work in other areas. There was discussion of what areas would be appropriate in Blue Lake. An area would require water and easy access. The board agreed to have an article in the January Bugle to find out if there is interest from other homeowners. Fran will draft an article for Gina before the 25th. Interested homeowners would form a committee and present a proposal to the board at a future meeting.

WASTE SOLUTIONS/WASTE MANAGEMENT MERGER: The board reviewed the recent service agreement signed with Waste Solutions. Gina was asked to send a letter clarifying our expectations such as weekly recycling and pick up every Monday regardless of holidays to insure continuity of service.

IRRIGATION EXPANSION: A board goal is to expand the irrigation system. This project is expected to take several year due to the enormous expense. Gina was asked to put something in the next Bugle asking for homeowners interested in our common space landscaping to form a committee to make recommendations to the board. Bruce, Bart, and Joe Meade will be a part of this committee.

TAMARISK CONTROL: It is believed that there is tamarisk (a noxious weed) growing on the island. Missen spoke with the fire department about the feasibility of doing a controlled burn of the island. The trees on the island would be protected. Unfortunately, burning alone is not an effective method of tamarisk removal. Some sort of chemical would also be necessary. Gina was asked to contact the state extension office, Eagle Cty., Prima Plant Service, and Roaring Fork Outdoor Volunteers to get more information on effective methods of removal.

EXPENDITURE POLICY: Kelly is working on specific wording for a new policy.

HOLIDAY LIGHTS: Joe was asked to put white LED lights at the main entrance.

ILLEGAL SHEDS ON COMMON SPACE: Kelly is concerned with possible “adverse possession” issues. The Board decided that the issue is really CC&R violations. Stan

suggested we contact the violators and ask them to move their sheds onto their own property. The majority of the board agreed with enforcing the rules. Gina will search the specific owner files for any previous permission that may have been granted. .Gina was asked to draft a letter for approval before the next meeting.

GINA'S REPORT: Phone service reduction - Gina asked for board approval to remove the second phone line. Signing a 3 year contract for the remaining phone and fax lines will secure an annual savings of about \$900/yr. Callers would get a busy signal instead of the answering machine if the line is in use. There was discussion of adding voicemail; however Qwest does not offer it in this area currently. The board approved the changes.

160 Coyote Circle -: The public sale has been continued to January 6th. Stan reported responses to questions per his conversation with an attorney from Hindman Sanchez regarding collection amounts owed and the HOA super lien. Gina was told by the county clerk's office that "Intent to Redeem" should be filed by us within a few days after the sale. This information conflicts with what Stan was told. Stan insisted that we must not file an Intent to Redeem as a Board. Gina will research this further.

Stan also spoke of the advice by Hindman Sanchez to start foreclosure proceedings on accounts that are getting close the 6 month super-lien amount to protect the association's interests. The board reviewed the current 90 day delinquent /Intent to File Lien letter. There was discussion of hiring an attorney to attend an upcoming meeting to get definitive answers to all our collections questions. Bart suggested contacting those who received the 90 day letter asking them to attend our next meeting to avoid foreclosure proceedings. It was agreed that Gina will contact these homeowners.

TREASURER REPORT: Per the investment policy, the Board agreed to purchase two new CD's, one 6 month, one 18 months, to continue to "ladder" our investments.

OFFICE BUILDING DESTRATIFICATION: Susie moved to accept the \$1500 bid from Valley Mechanical to install the system pending an electrical bid of \$500 or less. Motion passed 6:1 with Kelly abstaining.

EXECUTIVE SESSION: Personnel issues were discussed.

Meeting adjourned 9:10 pm