

**Blue Lake Owner's Association
Board of Director Meeting Minutes
February 8, 2011**

Meeting called to order at 6:34pm

Attendance: Bruce Pearson, Stan Snyder, Kelly McKenney, Bill Miller. Also in attendance: Gina Shaw, Joe Meade and 5 homeowners/residents. (See sign in sheet)

Home Owner Comments: Nellie Sanchez, whose parents own the home at 146 Rabbit Rd. and who recently received a 2nd notice CC&R violation for keeping chickens on the property addressed the board. She wanted to know if there was anything that could be done to allow her to keep her pet chickens. She argued that she knows of other Blue Lake residents that own chinchillas, rabbits, snakes, etc. Gina explained that typically animal violations are initiated by complaints of neighbors. The board reviewed the covenant that specifically prohibits poultry and expressed condolences for having to get rid of a pet. Stan suggested Sustainable Settings or Rock Bottom Ranch as possible places to find a home for them. Kelly moved to give Nellie a month to gather signatures on a petition for review at the next meeting. Bruce seconded. Two votes in favor; two opposed. Motion died. Stan moved to give Nellie 2 weeks to find a home for the chickens without further fines and to reverse the current \$25 fine. Bill seconded. Vote: 4 votes in favor. Motion carries.

Preschool Kitchen Expansion: Gina explained the request of the school director to ask for conceptual approval to expand the kitchen over the back deck on the building. The existing kitchen is tiny and they are not able to prepare lunches for the children. Doing so would improve their licensure. She would like to seek grant money for this project. The board is not opposed to any improvements to the building so long as plans are presented and approved, and construction is done according to predetermined timelines.

Volunteer Spring Clean-Up: The board chose April 9th from 10 until noon. Clean-up will include the hillside below the water tower. Lunch will be served to all volunteers afterwards.

Street Parking: The board discussed the issue of the sheriffs department not typically enforcing the winter parking rules. There is especially concern over cars parking along JW Drive due to potential damage to sprinkler heads. Gina was ask to contact the sheriff's department and ask for more consistent enforcement throughout the neighborhood.

Kids Sailing Camp: Bill Miller asked for approval to teach 4 separate one week sailing camps for kids age 10-18. He is a certified sailing instructor. The Basalt Recreation Department would sponsor, advertise, and offer insurance coverage for this. Camp would be Monday thru Friday from 1-4 pm with 8 kids per session. Cost: \$150 for non-residents, and \$100 for residents of Blue Lake. Residents will also receive registration priority. Bill is willing to pay a fee to Blue Lake. There was discussion about use by non-residents and requests for similar classes previously. It was agreed that in the past requested were denied because the instructors were not residents; there were insurance concerns; and classes would only encourage use of the lake by non-residents. Stan moved to approve Bill's request for 1 summer only; Bill will be required to provide statistical information on how many residents vs. non-residents; and he will not be required to pay a fee to the association for this year. Kelly Seconded. Vote: 4 in favor; motion carries. Gina will contact the insurance company to make sure this doesn't pose any liability problems. Gina and Bill will advertise this camp in the March mailing.

Tot-Lot light: Robert Giocinto asked if it's possible to reset the timer on the new light at the Tot-Lot during the winter months to save electricity. Joe Meade will reset it to only be on from dusk until about 10pm until March 30th. During warmer months the light is intended to help the sheriff's department enforce park closure after dusk.

Eagle County Planning: Kelly spoke of the planning commissioner's work on developing a future use conceptual 10 year plan for the area east of Blue Lake and the Mid Valley Metro land to the west of Blue Lake. Public open forums are forthcoming.

Irrigation Committee Report: Stan suggested revisiting the bids received last September for the section of land (along JW between Buckskin and Black Bear) to be irrigated this spring. He reasoned that we could apply any savings toward the dredging project. Gina read the minutes of Sept. 14th 2010 at which time the board awarded the bid to Curt Mason "to install the electrical for the JW area and install the system south of the Tot-Lot this year; redesign the plans for the area along JW between Buckskin and Black Bear over the winter; and, if the new plan is financially feasible, complete this area in the spring." Stan is concerned that we have not been given the revised plans and delays could delay installation beyond the coming growing season. Gina will call Curt to find out when the revised plans will be available and what the new estimate is. Stan also suggested that large rocks removed during the installation might be used in the construction of the retaining wall at the beach.

Lake Committee Report: Bill reported that he contacted CSU Extension regarding water testing. They test only for minerals; not micro-organisms. Analytica (a water testing company) was contacted. They asked if we were mandated by the state to test. Their tests include pesticides, herbicides, and specific bacteria's (E-Coli, Campylobacter, etc.) at a cost of \$1000-1500. There was discussion as to what we hope to accomplish by testing. It was the consensus that our goal is to keep the lake healthy and testing would provide a baseline for the use of organic treatments and or/dredging. Bill will talk to the local representative from Analytica. Joe will talk to his brother who works for Test America. The committee will have another meeting Feb. 22nd at 6:30.

Joe Meade's Report: (See attached) The board approved Joe's suggestion for a rubber speed bump to divert water away from the top of the beach to minimize erosion. There's a new water commissioner. The Robinson Ditch board is meeting tomorrow. "Water Rights" is to be added to the March agenda. Kelly will contact our water attorney, Jeff Houpt regarding our water rights documentation.

Gina Shaw's Report: Gina asked for approval to shop around for insurance coverage. Approval granted. She requested and was granted time off March 25-30.

Financial Reports: Our attorney, Lucas Peck, is researching titles on two properties with delinquent accounts. There was discussion of county websites not having current information and not sending us notifications of foreclosures consistently. Two liens were approved. Stan was able to refinance our community center loan from 7.92% to 3.25% with pay-off to occur in 5 years. The total savings will be \$14,000 without a change in cash flow.

CC& R Report: Gina reported an incident involving a small dog being killed by two larger dogs on Coyote Circle. Animal control has been contacted. Kelly move to send a violation letter to the owner of the 2 large dogs stating that keeping these dogs on property within Blue Lake is a violation of our CC&Rs. Bruce seconded. 4 votes in favor; motion carries.

Meeting adjourned at 9:20

Phylis Mattice is interested in serving on the board if a position opens up.