

**Blue Lake Owners Association
Board Meeting Minutes
February 9, 2010**

Meeting called to order at 6:32

Attendance: Susan Atwood, Stan Snyder, Kelly McKenney, Missen Brucker, and Scott Wirkler. Absent: Bart Outzen and Bruce Pearson. Also present: Gina Shaw, Joe Meade, Justin & Debbie Todd, Michelle Oger, and Robert Giacinto.

HOMEOWNER COMMENTS: Justin and Debbie Todd spoke of the CC&R violation letter they and 4 of their neighbors received regarding sheds on common space. They and the neighbors believe that permission for the sheds was granted over 12 years ago however there is nothing in the property files showing this approval nor was anything found in past minutes. Kelly spoke of her concern of adverse possession. Discussion of variances ensued. Stan spoke of the precedence this could set. Missen suggested temporary variances which would cease when the homes are sold. Scott mentioned a variance that was granted to a homeowner on Rabbit Road when Mid Valley Metro put a small building on their easement. It was pointed out that none of the hillside is maintain unless noxious weeds are found. (Joe suggested having Outdoor Services spray for noxious weeds on the hillside as part of their annual weed control.) Missen volunteered to help the owners locate lot boundaries. Once the actual encroachment is determined the Board will decide on a course of action.

MCMAHAN & ASSOCIATES ENGAGEMENT LETTER REVIEW & SIGNING: Missen moved to have McMahan complete our 2009 financial review at a cost of \$3,750-\$3,950. (Susie will call to confirm pricing before signing the letter.) Stan amended the motion to include the "intent" for a full audit next year rather than a financial review. Our last full audit was done by Reese Henry in the 1990's. There is no state requirement, but a full audit is recommended every 3-5 years. Last year's estimate for a full audit was \$5,950. Motion passed unanimously. Brian Smith has volunteered to do our taxes free of charge again this year. Thank you Brian!!!

PRESCHOOL REPAIRS: Joe reported that he, Bruce and Bart looked at the maintenance concerns reported at the last meeting and concur that they are minor repairs. Joe will report to the board regarding windows at the next meeting.

PRESCHOOL LEASE NEGOTIATIONS: At the last meeting, Michelle had asked for a reduction in rent for the preschool. Stan and Susie had reviewed the financial statements of the preschool. Last year the preschool completed \$88,000 in building improvements by obtaining grants. Michelle reported that they rely heavily on grants as tuition doesn't come close to covering all the school's expenses. Without grants, the financial statement would show a \$60,000 loss last year. Grants cover specific projects but not operating expenses. The school's operating expenses increased when they took over the entire building. Many of these expenses were previously covered by the Association. There were several comments from board members praising the service the preschool provides to our community. Kelly pointed out that our PUD severely restricts the type of businesses allowed and thus it would be difficult to find other qualifying small businesses. Stan made a motion to discount their monthly rent by \$500 for Feb. 2010 through Jan. 2011. Missen seconded and the motion passed unanimously. Michelle thanked the board.

PRESCHOOL SHADE STRUCTURE: Speaking of grants, Michelle presented architectural drawings for a permanent 20'X24' shade structure to partially cover the lower playground instead of using pop-up tents. Stan noted that this could affect the existing lighting. Joe asked that the roof pitch be examined for snow load. It was agreed that Joe Mitchell (DCC member) has expertise in framing and he should be consulted before they apply for a building permit. Susie moved to preliminarily approve the project pending DCC approval with every effort to be made to complete by July 1 with construction hours of M-F 7:00 am to 6:00 pm and 9:00-4:00 on weekends. Missen seconded. Motion passed unanimously.

The Board reviewed the list of projects under consideration for 2010:

SEAL COATING: Missen spoke of the \$23,943 estimate we received last fall for seal coating the paths and parking lots. She will get 3 bids for the next meeting. Joe asked that she include the restriping with these bids. Seal coating is recommended to be done every 5 years. It was last done in 2005 at a cost of about \$1600. Joe reminded the Board that concrete paths had been removed and we now have more asphalt that should be sealed.

ISLAND BURN: Missen reported that she spoke with the fire marshal who would like to use this project as a training opportunity and there will be no expense to the association. He wants homeowners along the lake notified prior to the burn and would like to do it as soon as the lake thaws and the ground dries a bit. They will use a floating pump to protect the conifer trees. After the burn we will cut the stumps and apply herbicide to previously identified tamarisk and possibly to the willow. The purpose is to restore the island to natural grasses. Stan reiterated his objections to the island burn based on the premise that it would do little or nothing to remove the tamarisk, if any exists, and once the island grasses are restored it would be more attractive to the geese.

IRRIGATION REPAIRS AT LAKE: The board approved previously the replacement of the pump up to \$1000.

DREDGING OF BLUE CREEK: Joe contacted 4 excavators, but they all showed concern about the damage that would be done to the common areas around the creek. He reported that a permit would be required from the Army Corp of Engineers for this project and we would have to hire a stream modification expert as a consultant. It was decided that this project has too many cost variables and was tabled indefinitely.

TOT LOT FENCING: The board briefly discussed this project and agreed that Joe and his crew can complete this at a significant savings over the estimate that we received last summer.

IRRIGATION EXPANSION: Stan volunteered to join the committee. He's spoken with someone from Grand Junction Pipe about getting a plan/estimate limited to phase one (The area from Buckskin to Black Bear Trail on the north side of JW Drive.) using water from Blue Creek rather than expanding the pump capacity at the lake.

COMMUNITY GARDEN: nothing to report

JOE'S REPORT: The truck lights have another electrical issue to be covered by warranty.

GINA'S REPORT: Gina handed out a list of addresses which have caught her eye for overall exterior appearances. Because some repairs could be costly, she asked board members to look at each property to give her direction. Members agreed to complete this task and get back to her at least a week before the next meeting.

Gina asked for approval of a letter demanding adherence to a payment plan for a scofflaw owner. The letter was approved with few changes.

The board discussed the aging summary. There was discussion about the storage accounts that are past due. Scott read the lease agreement, "30 days late on payment makes this agreement null and void. The space must be vacated at once." Gina will contact renters with past due accounts.

Meeting adjourned at 8:50.