

Blue Lake Owners Association  
Board Meeting Minutes – DRAFT  
3-9-10

Meeting called to order at 6:30.

Attendance: Susie Atwood, Bruce Pearson, Stan Snyder, Kelly McKenney, Scott Wirkler, Bart Outzen, Missen Brucker. Also Gina Shaw, Joe Meade and 7 homeowners (see sign in sheet.)

**HOMEOWNER COMMENTS:** Sheryl Carr of 325 Goose Lane voiced her opposition to the potential island burn stating that a burn will not kill tamarisk. She submitted letters from neighbors who are in agreement with her. She is concerned about the wildlife that inhabits the island. Susie asked that homeowners read their minutes every month so opposition can be made early in a project's consideration. Missen stated that cutting and applying herbicide is to be discussed later in the meeting.

Sheryl Carr also spoke of the inconsistency of Eagle County enforcing the parking restrictions. Kelly and Bruce suggested calling the local non-emergency line to let the deputies know if you have guests at a specific date/time. This is no guarantee, but unless there's significant snow expected, this has worked in the past.

Stan Szczelina voiced a complaint about a CC&R violation notice he received for a barking dog. He stated that the time of the said offense he was gone with the dog.

**MID VALLEY METRO PROPOSED BUILDING PROJECT:** Bill Reynolds presented the plans for a 5000 sq. ft. storage facility which is in process for building permits. The Planning and Zoning Commission will review the plans on April 8<sup>th</sup>. (A copy of the plans is available in the office.) Bill explained that the proposed steel structure will have wainscoting and other aesthetic features to make it look like a barn. It will be 28 feet at the roof peak. Stan asked about landscaping to mitigate the visual impact. Bill said that these aren't on the plan, but that every effort will be made to make it look good. Referral documents are forthcoming to adjacent property owners; Gina was asked to forward these to board members. Susie suggested the board form a committee to review the referral when it arrives.

There was discussion of the access easement. Bill said M.V.M. will repair the road/path if damage occurs. Robert Giocinto asked about possible easement through Dakotas. Bill said Dakota's road is private and JW Drive is a safer alternative than crossing the highway. Susie asked about increased traffic to & from this facility and whether the building would have office space. Bill explained that it will be a centralized storage building for equipment that is currently stored on various M.V.M. property in the district. He did not believe that traffic would be significantly increased. Bruce asked about construction traffic near the lake over the summer. Bill agreed that safety is a concern but will coordinate with BLOA to minimize hazards. Missen asked about future plans for the property. Bill said that employee housing may be built on the property in the future. Access would be a consideration.

**VOLUNTEER CLEAN-UP DATE:** The date of April 3<sup>rd</sup> from 10-noon was chosen even though the Bugle will not reach homeowners in time. Joe will put up posters. Bruce will make burgers for all volunteers. Robert Giocinto suggested we ask Mid Valley Metro employees to help do the section of the highway from our entrance to their property.

**COMMUNITY PICNIC:** There was discussion of doing this later in the summer instead of May 22<sup>nd</sup>.

**GARAGE SALE:** May 22-23. Gina will put an ad in the newspaper. Joe will post signs.

**CC&R VIOLATIONS ON DEER RUN:** Missen and Joe located the lot lines and explained how far sheds are onto common space. One of the fences is also 23 inches over the line. 3 of the 4 shed owners "inherited" this when they purchased their homes, but Missen explained that this should have been clear prior to closing. Justin Todd claims that his shed has supposedly been there for 16 years and wonders why it is suddenly an issue. Gina explained that the CC&R enforcement policy has only been in place since 2006. Stan said that lack of action by previous boards is not an issue. The board reviewed the enforcement policy and concluded that Gina will contact these homeowners and ask them to submit a variance request in

writing by April 7<sup>th</sup>. A decision will be made at the April meeting. Joe mentioned 2 concerns he heard from other homeowners about the liability to the association variances may create.

**IRRIGATION EXTENSION PLAN:** Stan presented a Grand Junction Pipe revised plan for the area along the creek between Buckskin and Black Bear Trail. (Previous plans were for all phases of the remaining common areas in and around the neighborhood and would cost approximately \$500,000. The board has elected to proceed in small phases to keep costs down) George Robinson (a homeowner and owner of Eagle Crest Nursery) asked for board approval to have a landscape designer (at no cost) tweak the GJ Pipe plan and make recommendations for plantings. There was a consensus of the board that the goal is **not** manicured lawn and no significant increase in maintenance costs for mowing. There was a question from the floor about how this will increase dues. Susie explained that this is already in the budget and that hand watering is an ineffectual and inefficient use of man-hours.

Stan suggested adding five to 10 thousand dollars to the budget for added trees/plantings to replace the dead ones in this area. He also believes a permit from the Army Corp of Engineers may be necessary and volunteered to obtain the permit.

**ISLAND BURN:** The board discussed further the idea of “burn, chop, and apply herbicide.” There was discussion about the motives and goals of this project. It was the esthetics of the island that was the predominant concern. Bart suggested and moved to selectively cut and stack clippings then burn a pile (instead of burning standing plants); herbicide to be applied to stumps; evaluate further after that. Missen seconded. 6 votes in favor; Susie asked for Joe’s estimate for cost of this project, but he said it was hard to even guess how long it would take to remove it. Bart and Bruce volunteered to help. Kelly abstained. (George Robinson suggests the Forest Service as a resource for weed control around water as they do the campgrounds near Reudi Reservoir.) Bart will contact Forest Service to research herbicide application.

**PRESCHOOL WINDOWS:** Joe got them all to work and lock.

**PRESCHOOL SHADE STRUCTURE:** Nothing to report.

**SEAL COATING:** Missen presented 2 bids (Elam was asked but didn’t submit a bid.) The board reviewed bids from Frontier Paving and Summit Sweeping Service. Delaying seal coating until next year was discussed and declined. Susie moved to hire Summit Sweeping Services for \$23,942 + additional crack fill. Missen seconded and motion passed unanimously.

**TOT LOT FENCING:** There was consensus that Joe will replace this fence as he did the lake fence last summer at significant savings over the estimate for metal fencing from last summer.

**COMMUNITY GARDEN:** Nothing to report

**JOE’S REPORT:**

- Outdoor Services has been contacted about spraying weeds behind Deer Run & Eagle’s Nest Court. They will get a price to us for spraying cracks in streets and sidewalks.
- He has hired 3 part time and 2 full time seasonal employees. Wages same as last year.

**GINA’S REPORT:**

- Gina asked for guidance regarding an ongoing construction project on Deer Run. She is to write a letter of inquiry as to projected completion date.
- Vacation request April 12-16<sup>th</sup> approved. Susie will take minutes at the next meeting.
- 3 liens were released this week for full payment. 2 foreclosures in Blue Lake were withdrawn. The mortgage bank for 160 Coyote requested a pay-off balance report after Gina sent a letter asking for an explanation of the foreclosure delays.

**PERSONNEL COMMITTEE:** Joe’s review will be the first week in April.

**BOARD MEMBER COMMENTS:** Bart suggested we have a time limit on each agenda item to keep our meetings on track. Susie explained that we used to do that but that we’d try to again.

**MEETING ADJOURNED:** 10:10

