

**Blue Lake Owners Association  
Board of Directors Meeting  
May 11<sup>th</sup>, 2010**

Meeting called to order at 6:35

Attendance: Susan Atwood, Bruce Pearson, Missen Brucker, Scott Wirkler, Kelly McKenney, Stan Snyder. Also present: Gina Shaw and several homeowners. Absent: Bart Outzen and Joe Meade.

Homeowner Comments: none

**Clean Energy Collective:** Paul Spencer of CEC spoke about the solar array going in on the Mid Valley Metro property west of our lake. The 80 kilowatt array will be on 1/3 acre between highway 82 and the existing buildings with minimal visibility as it will be hidden by the berm. The panels are 10 ½ ft. tall and have a reflectivity of 4% (water has a reflectivity of 12%.) Ground work will begin in June and installation will start in July. The only traffic generated after that will be for cleaning/maintenance. Paul also spoke about the benefits and rebates available to purchasers (all Holy Cross energy customers are eligible.) This site will be ½ the size of the array at CRMS in Carbondale. They have 5 bigger sites throughout the Aspen to Rifle area. CEC would like to host a meeting in early June. Gina will include a flier in the June mailing.

**Lake Committee Report:** Sheryl Carr, David & Maureen Kerr, Stan Snyder, and Bart Outzen have volunteered to serve. More members would be welcome. Bart has sent clippings to the extension office to test for tamarisk. Sheryl reported that Roaring Fork Conservancy will donate an arborist's expertise to identify plants on and around the island. The first committee meeting is scheduled for May 18<sup>th</sup> at 6:30. Sheryl will contact RFC to schedule a visit.

**CC&R Violation Letters review:** The Board reviewed CC&R violation letters. A homeowner was concerned with the tone of violation letters. Small changes were made in order to soften the message. Stan stated that the tone of the letters was professional and appropriate. The board concurred. It was also suggested that a "timeline to cure" for things like tree removal, house painting, etc. be requested in the first violation notice. There was discussion of the current enforcement policy and it was agreed that it works as it is written.

**Houses needing paint/stain:** The board discussed how to proceed with regard to homes that have been noted as potentially needing paint/stain. There was general consensus that, due to the economy, this is not a good time to be asking homeowners spend thousands of dollars to correct these issues. Gina suggested that we send a reminder letter (instead of a violation notice) asking homeowners to put it on their to-do list when time and money allows. She was asked to draft a letter for board approval.

**Irrigation Expansion Project:** Stan said that conditional permits (valid for 2 years) have been secured from the Army Corp of Engineers. He explained the need to change pump location due to electrical transformer issues. Brian & Alicia Keleher (the vacant lot owners of 191 Black Bear Trail) are agreeable to allowing an electrical easement along their property line to get to the pump house. They would like something in writing. Stan and Bruce are working on an agreement. Grand Junction Pipe is reworking the plans to exclude some areas that are already being watered by willing homeowners. Stan and Gina will solicit bids on the new plans. Gina was asked to put an article in the June Bugle stating that there will be discussion of this topic at the next board meeting and encourage homeowners to contribute their comments at that time.

**Community Garden:** Fran Suiter brought the Board up to date on the community garden plans. She spoke of 2 potential sites. However the site by the small lake was rejected. It is too close to the 3 domestic wells according to the Mid Valley Metro engineering department. Kelly suggested the parcel next to the preschool playground. Gina was asked to get Fran the list of the adjacent homeowners for their input. Seven Homeowners have voiced support and are interested in renting a plot. She said that there's no impetus to try to start this growing season. Susie asked Fran to prepare something for the annual meeting in October.

**Preschool Shade Structure:** Gina reported that the preschool has applied for the building permit.

**Seal Coating:** Missen reported that Summit Sweeping plans to start June 12<sup>th</sup> (weather permitting) with the parking lots over the weekend so not to disrupt usual business in the 2 buildings. The paths will be done during the week. Joe and his crew are working on filling cracks prior to the seal coating.

**Joe Meade's Report:** The pump at the soccer field needs \$400 in repairs. The board directed Joe to hire a professional irrigation company to get the lake system problems fixed and running as soon as possible.

A worker's compensation claim was filed on 5/3/10.

Joe requested some time off the week of June 23<sup>rd</sup>.

**Gina Shaw's Report:** She asked the board to check out the message board that Sheryl Carr created that is now linked to our website. Thank you to Sheryl for her time and expertise in this endeavor!

Federal banking laws require us to update the authorization forms we use for auto drafts. Gina has sent new forms to the 90 homeowners who currently use this service and has received about half back.

Gina stated that some of the leases up coming up for renewal. The CPI was down .7% for the last half of 2009, but she will review the leases individually to see if increases are appropriate.

Gina suggested that if we pursue a community picnic this summer we provide entertainment (band) and beverages and perhaps grilled meat and otherwise stick to potluck.

**Financial Report:** The board reviewed the receivables report. There was discussion regarding the account for 160 Coyote Circle.

Adjourned at 9:05

**Executive session:** Legal issues