

Blue Lake Owners Association
Board Meeting Minutes
July 13, 2010

Attendance: Susan Atwood, Bruce Pearson, Missen Brucker, Scott Wirkler, Bart Outzen, Kelly McKenney, Stan Snyder. Also in attendance: Gina Shaw, Joe Meade, and Robert Giacinto.

Meeting called to order at 6:35:

Clean Energy Collective Presentation: David Wiedinmyer gave an abbreviated presentation of what was given at a special homeowner presentation in June. There was discussion about purchasing panels in the array for the association, or potentially putting panels for the association on common space.

Lake Committee Report: The temporary experimental fence went up at the lake on July 7th. Bart thinks that it is keeping geese off of those areas. The geese are now going to other areas around the lake. Bruce spoke of the committee's idea to dig out the beach area and build a retaining wall around the sand. This would also serve to level the beach and keep sand from eroding into the water. Bart argued that geese would still go on the beach to eat pebbles and sand. He suggested a wall at the water's edge and backfill the area with sand. Bart proposed that the temporary fence be extended across the sand to expand the test. The board supported this recommendation. Gina will make signs to make the purpose of the fence clear.

Trash Service Contract: MRI approached Gina recently with a bid for trash service to the homeowners. There was discussion about the current contract with Waste Management. There have been no complaints about the service currently provided. The board agreed that Gina is to secure bids from all available companies in the area so that any change could be made smoothly at the end of our contract term.

Preschool Shade Structure: Gina reported that the preschool has secured the necessary permits. A soils test is necessary prior to pouring footers. They have ordered the materials and hope to start construction by the end of July.

Irrigation Expansion Project: Gina sent out 20 invitations to bid the project last week. She has received calls with questions. Bids are to be based on the GJ Pipe plans in two separate sections. First section: the common area along JW Drive between Buckskin and Black Bear Trail. Second section: the non-irrigated area along the bike path south of the Tot-Lot to Badger Road. Electrical permits must be secured. All electrical work is to be included in the bids. A permit from the Army Corp of Engineers has already been obtained.

Foot Bridge: Susie reported that the attorney and insurance agent didn't see any change in liability if we put in a foot bridge. Bart suggested a second bridge where the unauthorized bridges had been removed. Kelly pointed out that there is no common

space through to the street and this might encourage bridge users to cut through private property. The Board decided to concentrate the open area across from the RFTA bus stop. Bart moved to get bids for aesthetically pleasing bridges that are low maintenance and to put an article in the Bugle asking for feedback. Joe will stake the area where the proposed bridge will go. Missen seconded; motion passed unanimously.

Joe Meade's Report: Three trees were planted behind 7 Buckskin. Several trees have been lost due to wind and disease. The board discussed a request to remove a tree on common space that is obstructing a homeowner's view. The request was denied unanimously.

Although access with their 4-wheeler is limited, Outdoor Services may still spray behind Deer Run to control thistle and other noxious weeds. Gina was asked to call adjacent homeowners again when this is to happen.

Gina Shaw's Report: All issues addressed in other reports.

Financial Report: Brian Smith is working on our 2009 tax return gratis. Gina was asked to send him a thank you letter. The board reviewed accounts receivable and approved the filing of liens on 2 properties.

CC&R Report: The board discussed a response to complaints about business use of home on Rabbit Rd. Gina reported that upon investigation no violation was obvious. She was directed to send letters to the complainants and the reported violator further explaining what constitutes a covenant violation

Personnel Committee: Gina's review is due in August. A date will be finalized at the next meeting.

Board member comments: Missen asked that Joe put another trash can at the soccer field. Stan asked that we utilize the expertise of a homeowner who volunteered to reseed the area of the removed path near the tot-lot and along JW where vehicle traffic has killed the grass. Bruce asked that Joe's crew repaint the gazebo and other lake structures. The paint is peeling. The board agreed that a neutral (non-blue) color be use. Bart stated that he had a request from a homeowner to have a wedding on the island; the board denied this request.

Executive Session – legal matters

Adjourned at 10:00