

Blue Lake Owners Association
Board Meeting
June 8th, 2010
Minutes

Meeting called to order at 6:30.

Attendance: Susan Atwood, Missen Brucker, Bruce Pearson, Bart Outzen, Stan Snyder. Also in attendance were Gina Shaw, David Kerr, Robert Giacinto, Jim Shaw, and Joe Meade.

Absent: Scott Wirkler and Kelly McKenney.

HOMEOWNER COMMENTS: Jim Shaw spoke of his concerns for the safety of kids crossing the creek and the potential liability of the association. He is concerned that the spacing of the rocks could be perceived as an “attractive nuisance.” He suggested the association pursue simple foot bridges. There was discussion about the bid for this in last year’s path connectivity project that was partially funded by an Eagle County grant. Because government funds were used all improvements had to meet ADA standards. Bart made a motion to consult legal & insurance regarding installing a bridge without paths. Bruce seconded. Vote 4:1 with Stan opposing because he feels this has already been researched.

CLEAN ENERGY COLLECTIVE: an informative meeting is scheduled for this Thursday at 7pm in the Blue Lake office.

LAKE COMMITTEE: Joe is sweeping the path around the lake twice per week. This seems to be helping make the area seem cleaner. Aspen Tree Service verified that there is no tamarisk on the island. The website forum that Sheryl Carr created is working well for the committee.

It was agreed that the committee may move forward with the proposed goose exclusion experiment on the beach side of the lake. There is to be no expense incurred for materials. Missen suggested contacting the World Cup Race office in hopes of borrowing their fencing for the duration of the experiment. Bruce suggested deer netting. Joe said that we own fence posts and approximately 110 Feet of black poly fencing.

The specific area and length of time the temporary fence stays up will be left to the committee. Joe and his crew will be available to help with the installation. If the experiment is determined to keep geese off of the beach area, the committee can make a proposal for funding of a permanent fence/wall/hedge for next year’s budget.

Because this is the busiest time of the year for the beach area, laminated signs must be posted explaining the purpose of the fence. The committee is to keep Gina informed as to timing of the fence so she can contact those who have reserved the park for parties.

Joe's crew will continue to sweep the path twice a week. They are noting their time spent on this effort.

CC&R PAINT LETTER: The board approved the letter to be sent to owners whose homes have been noted to need paint/stain.

PRESCHOOL SHADE STRUCTURE: There is a delay in the preschool’s ability to secure a building permit. The board wants construction completed within a month of the project starting.

IRRIGATION EXPANSION: The revised plans are not back from Grand Junction Pipe. There was discussion about the easement/permission to run power under the Keleher’s lot on Black Bear Trail. Susie will contact the attorney.

JOE MEADE’S REPORT: The board complimented Joe on how great the common areas look and how well the ditches and creek are running. The new lake pump is working well; Curt Mason was hired to fix the main line and the area along JW near the Buckskin corner is now getting enough pressure.

The board asked Joe to put an additional trash can at the soccer field near the Rabbit Road crossing. Stan asked for another "No motorized vehicle" sign at the base of the water tower trail.

Robert Giacinto asked if a trampoline was part of the variances granted at the April meeting. It was not and Gina was asked to send notice to the homeowner.

There was discussion of a homeowner on Eagles Nest Court burning on their property. A violation notice has been sent. A Bugle article is to be included next month dedicated to Article V, Section 13 prohibiting fires, fireworks, etc.

GINA SHAW'S REPORT: SuNora's lease is to renew with a 3% increase. The Board agreed to eliminate the \$13 month water expense that was written into their lease as the expected increase in usage did not occur.

Gina was recently asked to complete a form about the association's finances for a homeowner who is in the process of refinancing their mortgage. This is the first one requested but it speaks to the importance of a healthy HOA to individual properties. The Board asked Gina to include something in the Bugle to this effect and to include something about the new ombudsman approved by the state recently.

Susie asked Gina to contact Waste Management and thank them for the robo-call to notify homeowners of no trash service on Memorial Day, although not everyone received the call.

FINANCIAL REPORT:

One of the reserve CDs will mature on 6-21-10. Susie will check rates and lock in for 18 months.

Susie handed out the preliminary draft of the financial review by McMahan and Associates for 2009. There was a spirited debate on the accounting for expenses for items listed in the 2007 Reserve Study such as the new truck purchased in 2009. The auditors recommended that the reserves be only used for infrastructure. They further stated that the majority of the items included in the reserve study should not have been. Therefore the truck should be purchased out of association dues and not from the reserve assessment. Susie pointed out that the purpose of the reserves was to fund all the improvements listed in the reserve study and that funding major maintenance and replacements from the reserves did not materially affect the financial statements. Stan argued that the board should follow the recommendations of the auditors. The method chosen will affect how future expenditures will be paid for and how annual budgets are written. The consensus was to use generally accepted accounting principles, the method recommended by McMahan & Associates.

Gina received approval to file a lien on a delinquent homeowner and evict them from the storage lot.

Gina presented the options she researched for window treatments to reduce heat gain. This issue was tabled.

Meeting adjourned at 9:10.