

Blue Lake Board Meeting Minutes

7-14-09

Meeting called to order at 6:30

Attendance: Susan Atwood, Bruce Pearson, Stan Snyder, Bart Outzen, Missen Brucker, Scott Wirkler, Gina Shaw, Joe Meade, and homeowner, Skip Harlow Absent: Kelly McKenney

PUMP REQUEST: Skip Harlow requested board approval for 292 feet of trenching across common space to irrigate his property with water from Blue Creek. He will cover the trench and reseed the area with grass. There was discussion of water rights and also the association's planned irrigation expansion. Susie moved to allow Skip to trench through the common space after obtaining written consent from our water attorney, Caloia & Houpt P.C., and completing a line locate. He must also provide a more detailed plan as to the type of pump; the size and depth of the pipe, etc. Bart seconded. Motion past unanimously. Susie moved for Joe Meade and Skip to talk to Curt Mason and Merlin Broughton regarding the feasibility of sharing the expense of trenching due to planned irrigation expansion. Missen seconded. Motion past 5:1, Scott opposed. Gina will email the board with Joe Meade's findings.

HILLSIDE USAGE: Gina spoke of the recent complaints of motorized vehicles on the hillside trail above and around the water tank. The adjacent property owner granted her sons permission to drive 4 wheelers on what she thought was her property. The board asked Gina to write a letter to this property owner with a map from the Eagle County assessor's website detailing the boundaries. There was discussion of other use by kids from Blue Lake. Gina is also to send a CC&R violation notice to their parents. Joe will purchase and install signs stating "No Motorized Vehicles Property of Blue Lake" to be placed on the trail where Blue Lake property starts. Gina will contact the sheriff's department for suggestions on enforcement and to request their help.

STORAGE ISSUES: There was discussion about 3 storage lots on Rabbit Road. Bart moved to send notice that the stored items do not meet storage policies. Missen seconded; motion past unanimously.

COUNSELOR'S LEASE: The counselor's have asked that we postpone the signing of a new lease until September. The board agreed. The board discussed the list of term items submitted by the counselors. A one year lease is acceptable, but increases will be determined annually. There was discussion about the use of the waiting area, extended hours, insurance, interior and exterior maintenance. It was agreed that with notice, exterior maintenance will be done at the association's determination.

RESERVE STUDY POLICY: Susie presented the draft of the policy. It was agreed that having an outside professional reserve study is important to the ongoing financial health of the association. Missen moved to adopt the policy (with one change in verbiage); Bruce seconded; motion past unanimously.

SIDEWALK PROJECT: Missen spoke of the completion of this project. The final cost was \$96,000 (\$4000 under budget.) Concrete ramps at Black Bear, Pica, and Rabbit still need to be inspected by the county. Gina will contact Eagle County Public Works to request signs and crosswalks be painted at these crossings. The Board asked that Joe reseed the old path near the Tot-Lot; he will do so when the pump is repaired. Gina will prepare the necessary paperwork to receive the county grant money (\$48,000.)

LAKE RULES: There was discussion about the necessity for a sound baffle. Missen and Bart will build a simple one to try the efficacy. The rules governing gatherings at the Lake, which were proposed at the last meeting, were adopted. The new rules will be added to the Lake Policy on the website.

PRESCHOOL FURNACES: Gina reported that Valley Mechanical completed the furnace installations and is waiting for the lighting (electrician's) contract to be signed as the power supply cords need to be lengthened. Inspection will follow.

ADVERSE POSSESSION: Tabled until next meeting. Gina will email the photos to the board.

LIGHTING: Grizzly Electric's contract is approved for signing.

JOE'S REPORT: 100 feet of new fencing at the lake has been done so far; to be completed this summer/fall. Grass is growing around new sidewalk and is now being planted on the west side of the lake. Cracks in the path are being repaired. The lake gate required a new touch pad. Tot-Lot pump was replaced. Streets have been sprayed for weeds in cracks. A ditch witch will be rented for trenching electrical conduit for lighting. Joe is looking into purchasing a chipper/shredder. The board authorized renting a chipper to determine its usefulness. He's also considering the usefulness of a yard vacuum for cleaning up goose poop and leaves from the ditches. Bruce asked about expenditures on truck repairs and suggested revisiting the idea of replacing the plow truck soon. Gina and Joe are analyzing the budget to determine if there is money for end of season bonuses. He has been very pleased with this year's crew. The board complimented him on the overall appearance of the common areas.

GINA'S REPORT: Gina asked for approval to spend \$200 on new software for website maintenance. This will allow her to make frequent changes easily. Approval was granted. Mark Pearson's fee was also approved for up to \$450 to facilitate the necessary changes.

The board reviewed the financial reports. The number of delinquent homeowner accounts is down significantly since the implementation of the new collection policy. The board approved the filing of a lien on a homeowner who has not replied to a 90 day delinquency notice sent last month. Brian Smith will complete the 2008 tax return once the financial review from McMahan and Associates is signed by Susie and Gina.

Gina asked Rick of Valley Mechanical to look at the boiler in the office building. It was his opinion that the exhaust is not up to code. He did a quick fix free of charge, but it is his opinion that the current heating is insufficient for the building. On Susie's approval he is preparing an estimate for adding forced-air heating and central air conditioning to eliminate the need for space heaters and 4 window air conditioners.

Gina will be gone July 25- August 2. The Board was asked to approve the minutes quickly.

The board reviewed the proposal from Roaring Fork Marina to hold regular classes at the lake. It was agreed that this is a violation of the lake rules, so approval was denied.

DALY PROPERTY SERVICE: Stan commented on the mowing that Daly Property Services is doing along the creek between Deer and Quail. The grass has been getting too long and unsightly clippings are being left behind. The board reviewed the contract. It was decided that Gina will write a letter about regular mowing along the creek because the contract states that area is to be done only on request and will be billed hourly.

BUDGET PROCESS: Susie will prepare the projected budget for 2010, and Stan will do a 10 year plan. Input was requested from all board members and Joe Meade for capital reserve expenditures. Stan suggested a walk-around and it was scheduled for Monday July 27th at 5pm. The budget committee is meeting this Friday to review the ye financials.

RULES FOR EXPENDITURES: tabled until next meeting

PERSONNEL COMMITTEE: Meeting is scheduled for Monday, 7/20 at 5:00pm.

BOARD MEMBER COMMENTS: Bruce requested a Bugle article about trash being left out and attracting bears.