

**Blue Lake Owners Association
Board Meeting Minutes
8-12-09**

Meeting called to order at 6:35

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

2010 BUDGET: Susan, Bruce, Missen, Stan and Joe walked the property last week to determine what items needed repairs and replacements. Stan prepared a long term capital budget which broke out the projects in the reserve report into three year increments.. There was discussion regarding the items determined to be priority.

- The fence at the Tot Lot needs replacing.
- Dredging Blue Creek was also deemed priority dues to the marshy conditions of the surrounding lawn.
- Path replacement on the north side of JW Drive between Black Bear Trail and Deer Run will be the next phase for which we will seek more county grant money. Due to limited funds, this may be a project for 2011.
- Seal coating all parking lots and bike path was also discussed. Grand River has recommended this to protect the asphalt for the damage caused by freeze/thaw cycles. This was last done in 2005 and must be done when temperatures are above 60°F. Missen suggested staying with Grand River Construction for this work. There was discussion of voiding the warranty on the new sidewalk if seal coating is done by another company. It was determined that we need to get additional bids.
- There was also discussion of the irrigation expansion project and what size pump (4-5 hp) will be required at the lake to cover the perimeter of the lake.
- The wood chipper discussed as a purchase item previously has been deemed a rental item. Joe is researching the efficacy of a lawn vacuum to purchase for \$1200-\$1500.
- Minor repair/remodeling of the bathrooms at the lake may be necessary for next year.
- The sweepster may need replacing next year at a cost of \$3900-\$4400.

A Budget Committee meeting was proposed pending approval of the date by Bart and Stan. A special mailing will be sent to homeowners inviting them to attend the meeting and give input. The date of this mailing is yet to be determined.

MONEY TRANSFERRED: Susie reported transferring \$48,000 from reserves to operating for our share of the sidewalk project expense.

SKIP HARLOW'S PUMP REQUEST: Kelly spoke of her conversation with the water attorney, Jeff Houpt. Our water rights are in the irrigation ditches and down stream of where those ditches flow into Blue Creek. The attorney suggested preparing a written agreement indemnifying BLOA when homeowners wish to pump water out of the ditches, creek or lake. Gina asked Kelly to write minutes to this conversation as Gina is keeping a book of legal advice. Joe Meade spoke to Curt Mason about the feasibility of Skip's pump. In Curt's opinion it is too long of a draw

SOUND BAFFLE: Scott spoke with a sound expert, Stu, from Alchemy Audio Concert Systems about the efficacy of a baffle for music at the lake. It was his opinion that a baffle is unnecessary if speakers are pointed toward the highway. Missen made a motion to abandon constructing the baffle; Bruce seconded the motion. Motion passed unanimously.

ELECTRICAL SERVICE AT THE LAKE: Kelly reported that her husband of R&A Electric determined that the service on the gazebo is adequate.

LIGHTING PROJECT: Joe has received the parts necessary and will be renting an excavator to bury the conduit and install the concrete footers. When that is complete, Grizzly Electric will do the installation. He estimates that the project will be completed before the next meeting.

OFFICE BUILDING HVAC: Susie reported that the proposal for a new forced air furnace and central air conditioning system was reviewed by Jerry Morris of the Pitkin County Building Department. We need to inquire about the removal of the condensate, whether pumped or drained and ensure the proper disposal of the old equipment. He also recommended requiring a permit. Gina will contact Rick of Valley Mechanical for a rewrite with these changes.

PRESCHOOL FURNACES: Installation and inspection is complete. Gina will be applying for applicable rebates this week. The preschool is being billed for the expense as of this month.

RULES FOR EXPENDITURES: There was discussion of requiring 2 signatures on checks over a certain amount for non-recurring payments, and what amount the office manager and operations manager are allowed to spend for non-budgeted/non-recurring items. A policy will be drafted for "new business" at the next meeting.

TRUCK REPLACEMENT: The board discussed the Cash for Clunkers program which could potentially get us \$4500 (more than the value of either of our trucks) toward a new vehicle. At Joe's recommendation, the 92 Chevy would be disposed of since it is not plow ready. Joe and his assistant, Jim Shaw, will look for a replacement truck and poll the board for approval to purchase. There was discussion regarding financing or purchasing outright. This will also be voted on based on the interest rate we would qualify for.

MID VALLEY METRO PATH REPLACEMENT: At the June meeting Bill Reynolds of Mid Valley Metro spoke of a pending contract with Grand River to repave the damaged area in Sept. or Oct. Missen spoke of rumblings that they no longer intend to do the

repairs. Gina was asked to draft a letter to the Mid Valley Metro Board asking for a timeline as the path is unsafe and creates liability issues for the association.

ADVERSE POSSESSION: Kelly will draft a letter to offenders for discussion at the next meeting.

SIDEWALK UPDATE: Missen spoke of warranty work being done by Grand River Construction to remedy some cracking that has happened near the Tot Lot. Reimbursement from Eagle County is in the works. Gina will find out what further information is needed and get it to Greg Schroeder.

JOE'S REPORT:

- The shop roof has been fixed.
- Bike paths cracks are being filled with cold patch.
- Tree pruning continues.
- "No Motor Vehicle" signs have been put up in three locations on the hillside.
- There has been no damage from lake parties this season.

FINANCIAL REVIEW: The board moved to lien the one property owner who received the "notice of intent to lien" letter in July that has not paid the balance due.

PERSONNEL COMMITTEE: Gina's annual review is scheduled for Wed. Aug. 26th at 4:45.

WORKER'S COMPENSATION CLAIM: There was a claim filed on 7/28/09 for an employee who slipped while working in the ditch and broke a wrist.

COMMITTEE CLARIFICATION:

1. Personnel: Scott, Missen, Susie, and Bruce
2. CC&R: Scott, Kelly, Missen
3. Contracts: Susie, Kelly
4. Finance: Susie, Stan, Missen, Bart
5. DCC: Joe Mitchell, Kellie Smith, Skip Harlow

BOARD MEMBER COMMENTS:

There was discussion of the bear problem and trash being left outdoors either because of homes without garages or on Sunday night for Monday pick-up. It was agreed that Gina will draft a notice regarding bear safety to be added to the special mailing this month.

MEETING ADJOURNED: 9:30