

Blue Lake Owners Association
Board Meeting Minutes
9-8-09

Attendance: Susie Atwood, Bruce Pearson, Missen Brucker, Stan Snyder, Scott Wirkler, Bart Outzen. Absent: Kelly McKenney. Also in attendance: Gina Shaw, Joe Meade, Mike Ogburn, Eric Musselman, Ana Hindaling, Curt Mason, and Robert Giocinto.

6:30 Meeting called to order

Homeowner, Eric Musselman is interested in serving on the board again if there is a vacancy. He was on the board in 2004-2005. He is a trial lawyer for Garfield and Hecht.

ENERGY MEETING: Ana Hindaling, of SunSense, spoke of a neighborhood meeting she is planning focusing on energy conservation and use of renewable energy. Representatives from CORE, Energy Star, etc will be speaking about new technologies and products. She will contact Gina with details. Door hangars will be distributed within the next 2 weeks.

2010 BUDGET: Stan and Susie presented the proposed budget. Our biggest expense is payroll. Stan has created a baseline projection of hours worked by month from historical data. This tool will be helpful to Joe in planning for the annual growing season. Missen made a motion to approve a total of \$1600 toward season end bonuses to be divided at Joe's discretion. Stan seconded the motion; passed unanimously.

Daly Property Service (mowing/trimming); Waste Solutions (trash service); and Outdoor Services (weed spraying) have agreed to hold their current pricing for 2010. Susie will negotiate with Waste Solutions regarding a proposed fuel surcharge if pump prices reach \$3 per gallon.

Susie and Stan also presented a reserve balance projection through 2019. This will offer future boards a guideline for limited reserve spending with the goal of reaching full funding of the reserves.

Proposed 2010 budget requires homeowner dues to increase by \$2.72 (or 2.78%) bringing the assessment to \$82.35 per month. Trash remains the same at \$18.15 for a total payment of \$100.50 per month. Bart voiced concern of this increase not being sufficient to cover expenses. Discussion ensued concerning items that may have been overlooked. For example there will be three additional street lights which will increase utilities. These items will be discussed at the budget meeting with homeowners. Input will be solicited from homeowners so that any changes can be made before the annual meeting. The budget meeting is Saturday morning, 9:00am the Blue Lake office.

SIDEWALKS: Missen updated the Board regarding the 2010 Eagle County grant proposal for matching funds. Sean of Grand River Construction thinks we can wait until spring to do the previously discussed crack/seal coating. This would allow any grant monies to be used toward this expense. Missen also reported that Grand River will be fixing the crack in the new path near Pica Lane as it is still under warranty. Missen voiced concern over this crack being caused by a drainage issue. She also expressed concern regarding the proposed in-place pulverization of the path at the lake by Mid Valley Metro and the potential for drainage problems. MVM will be contracting the repair within the next few weeks. Joe will contact Bill Reynolds of MVM regarding necessary changes Joe will make to the ditch to avoid drainage problems.

Robert Giocinto voiced concern over the new crossing at Rabbit Road. Cars that park along that area of JW Drive block the view for both oncoming drivers and persons using the new crossing. Missen will seek approval from Eagle County to place boulders in the area. Gina will put something in the next Bugle about the crossing.

IRRIGATION EXPANSION: One of the goals of the Board is to expand the irrigation of the common areas. Watering by hand is expensive, time consuming and ineffective. The board discussed the design done by Grand Junction Pipe. There were questions about the reasoning for having just one main pump at the lake. Curt explained that water from ditches or the creek is dirty and levels fluctuate, which creates major maintenance issue. The cost of replacing the lake pump with one sufficient for our existing system Curt estimates to cost \$600-700. Joe was asked to confirm this price. Because of the complexity of the project and the expense involved, the Board is unsure of how to proceed. Bruce, and Bart have agreed to form an irrigation committee. They will discuss the issues with Grand Junction Pipe and report at the next meeting.

DREDGING BLUE CREEK: Joe spoke about the dredging process and possible areas where the material could be hauled to. Cost estimated to be less than \$15,000.

ANNUAL MEETING: The board compiled a list of 2009 accomplishments; reviewed requirements for notification; and the discussed the upcoming mailing. Notice was given in the last Bugle of the meeting and notice will also be posted on the website. The mailing should include minutes of last annual meeting, proxy form, agenda, proposed budget. This mailing will go out before the end of September. It was suggested that we invite a representative from the DOW at the annual meeting to discuss the goose population and bear problems.

BOARD MEMBER TERMS: No current members are “membership elected” (no quorum of homeowners voting). Scott, Susie and Kelly have served three years and their terms are year to year. Bart is finishing out Cheryl Bach’s term and has a year to serve. Missen and Bruce also have a year remaining. Stan was appointed last October and has two years left.

OFFICE LEASES: tabled until next meeting.

ADVERSE POSSESSION: tabled until next meeting.

RULES FOR EXPENDITURES: tabled until next meeting.

FOOT BRIDGES: The Board received a complaint concerning the unapproved foot bridges over Blue Creek. Bart recommended that Gina draft a letter to all homeowners who back up to the creek (on Quail and Deer) notifying them that the foot bridges violate our insurance coverage and must be removed.

OFFICE HVAC: Bart made a motion to replace the office furnace and install central air conditioning per the proposal from Valley Mechanical. Stan seconded. Bruce suggested we speak to the tenants about this change and the timing of installation. Motion passed unanimously.

Adjourned at 9:45