

**Blue Lake Owners Association  
Board of Director Meeting  
January 10, 2012**

Attendance: Bruce Pearson, Bart Outzen, Stan Snyder, Sheryl Carr, Billy Miller, Phylis Mattice. Absent: Kelly McKenney. Also in attendance: Gina Shaw and Joe Meade

Meeting called to order at 6:38

**Preschool projects:** Gina reported that the shade structure is complete. The kitchen expansion is still in the planning and designing phase. Michelle is out on maternity leave so further details are unavailable. Stan suggested that we ask them to provide a tap for a meter that we could use for additional exterior lighting. The discount on their rent expires this month.

**Sailing Camp:** Billy reported that the program is a Basalt Recreation Department activity for which he is the paid instructor. Basalt Rec. retains 20% of the gross fees and provided insurance coverage. Billy, a certified instructor, provided all of the equipment (and maintenance thereof), snacks, t-shirts, pizza on Fridays, etc. without compensation. He put in about 300 hours of time and did it to fulfill his passion to teach kids to love sailing. 20-25% of the participants last summer were residents of Blue Lake. Forty local kids learned to sail in that program, and the Boy Scouts of Troop 242 earned their sailing merit badge free of charge. The adult classes never materialized. Although there was some concern by homeowners prior to the approval of last summer's camp, the office received nothing but positive feedback during and after the program. Stan voiced concern over parking on JW Drive and bringing in mostly kids from outside and suggested that we look into hosting this activity and asked Billy to contact our insurance agent to research the cost of an insurance rider. The parking issue would be addressed by having parents park in the lower preschool lot if the program is approved for this summer. Further discussion was tabled until next month.

**CDOT Fencing/Cattle Guard:** Bruce presented the proposed contract with CDOT for placement of these improvements. There was discussion about "donation of land" in the right-of-way and how an easement would be more appropriate and protect Blue Lake's future interests. If land is donated the state would never have to condemn and compensate if/when the highway is expanded. Phylis will speak with a Pitkin County Engineer and colleague for his opinion. Bruce will ask the CDOT representative to attend out next meeting. Tabled until next month.

**Benches:** One homeowner replied to the newsletter article and expressed interest in purchasing a memorial plaque. Joe provided catalogs showing styles and prices. Bart suggested log benches from a local business. Gina will research those. Tabled.

**Joe Meade's Report:**

- The 1987 Chevy truck is leaking fluids. The board approved repairs. There was discussion of the eventual purchase of a replacement vehicle that is either electric or much more fuel efficient.
- There was discussion over what equipment we currently have and what will be needed if mowing is taken back in house. Joe is actively seeking used parts for existing machines.
- There was discussion regarding fair wages for mowing crew members.

**Gina Shaw's Report:**

- Design Control applications are increasing of late. Gina will put an article in the next Bugle about the importance of this step for exterior improvements which is often neglected by homeowners.
- CC&R violation letters often are responded to with claims of tenant or owner being unaware of the rules. Gina will begin a push to include tenant emails in the list of recipients for the newsletter with an offer to send electronic copies of the CC&Rs.
- The signature card for the new Reserve CD at Timberline Bank was reviewed and has a discrepancy in the interest rate that was agreed to. Gina will contact the bank.
- Gina asked to see her written review. Bart will get it to as soon as he's able.

**Financial Reports:** The board reviewed the Balance Sheet, Budget Performance, Accounts Receivable and a list of active foreclosures. The board agreed to ask an attorney (as yet to be determined) for advice on how to proceed with collections for a property which 3 reasonable offers for a short sale have been declined by the bank. Bart, Bruce, and Stan offered to research real estate attorneys for which they've heard good recommendations within the next week.

Adjourned: 8:36