

Blue Lake Owner's Association

Board Meeting Minutes

October 19th, 2017

Attendance: Scott Wirkler, Wendy Brez-Dahl, Jeff Bay, Ted White, John Eaton, and Mike Stanberry. Also present: Gina Shaw, Joe Meade and homeowner, Steven Meyer.

Called to order: 6pm

Minutes of 9/12/17: Jeff moved to approve as written; Scott seconded.

Board member comments: Jeff asked that we add an executive session at the end of the November meeting to discuss feedback from our attorney. Gina reported that the additional water tank on the hillside is moving forward. John spoke of the MVM meeting last night and there was discussion about the Water Rights Claim. Gina is to add an executive session for the November meeting to discuss feedback from our attorney. Jeff asked Gina to complete an audit of storage spaces before winter as several tenants have items that extend beyond the space delineators.

SunSense Solar estimate: The board reviewed the bid for a system on the Office Building. A bid was requested from Billy Carr, but not received. It was agreed that because of the longevity of SunSense in the area and experience various board members have had in dealing with SunSense that no other estimate is necessary. Jeff moved to approve the expense of \$25,390 (pending budget approval later in this meeting) with the estimated rebates and tax incentives reducing the cost to \$6191. There is an approximate 5 month process for engineering, ordering, installing, and getting online. It was agreed that we would sign a contract now to have the panels installed next spring and get in the queue for rebates. Ted seconded the motion; vote 6:0.

Aspen Tree Service pruning/removal proposal: Gina explained the recently received proposal that was previously emailed to the board. Jeff moved to approve the expenditure of \$9209 (without stump removal) plus any remaining fund in the operational budget for stump removal at Joe's discretion. Scott seconded; vote 6:0.

2018 Budget: The board reviewed the proposed budget with changes made since the last meeting. There was discussion about the Reserve Goal and the most recent Reserve Study. The budget is based on an independent Financial Review of 2017 as an Audit was done of 2016. Overall dues will remain at \$106. Monthly Operation \$73.28; Reserves \$16.37; Trash \$16.35. Jeff moved to approve. Ted seconded; vote 6:0.

Daly Property contract for 2018: Ted moved to approve. John seconded. Vote 5:0 with Jeff abstaining.

Outdoor Services contract for 2018: Ted moved to approve the proposal for weed control (not fertilization); Jeff seconded; vote 6:0.

Joe's Report: Weed spraying was done later than planned due to rain, snow, and wind. Irrigation systems were winterized 10/9-10/15. All but one street light has been converted to LED. Ditches are mostly off due to low flow and leaf clogs. Lake bathrooms closed 10/13. Porta-johns to be removed 10/30. Joe hired a few new part timers. Ray Ingram and Cody Henry are taking leaves to save on dumpster fees. There a couple of trees and lots of limbs lost during the last couple of weeks.

Financial Review: The board reviewed the Balance Sheet; P&L Budget Performance; and Accounts Receivable reports.

Adjourn: 7:00