

**Blue Lake Owner's Association**

**Board Meeting Minutes**

**December 12, 2017**

**Order:** 6:35

**Attendance:** Scott Wirkler, Ted White, Steve Meyer, Stuart Fox, and John Eaton. Absent: Jeff Bay and Mike Stanberry. Also in attendance: Joe Meade, Gina Shaw, DCC members Jack Musser, Curtis Odum, and Kellie Smith plus several homeowners (see sign-in sheet.)

**Homeowner comments:** There was discussion of the lack of progress on the project at 318 Badger Road. A covenant violation notice has been sent; pending response. Gina is to reach out again for an update. This sparked conversation about the county not requiring DCC approval as they should. Gina will contact the building department. It was suggested that the Bugle elicit help from neighbors to contact the office when they see new construction starting so that Gina can assure proper approvals have been granted.

**71 Coyote Circle:** There was discussion of the shed constructed. The DCC recommended three options to come into compliance which will be given the homeowners tomorrow with a 2/1/18 deadline. There was discussion of all new projects having to comply with current rules regardless of previously approved projects.

Barry Vaughn asked about procedure to gain DCC approval for the addition of windows. Gina explained the process.

**Board officer positions:** Gina suggested that Scott remain President; Jeff remain Treasurer; and nominated Ted as Vice President. Ted accepted the nomination. John seconded the nominations. Vote 5:0.

**Minutes of Nov.7<sup>th</sup> board meeting:** Stuart moved to accept as written; John seconded; Vote 5:0.

**Construction dumpsters:** Steve looked into any rules regarding construction dumpsters in Aspen. No food waste and nightly covering is required. No time limit is enforced and there is no enforcement unless they are not kept tidy. The board agreed to last month's decision to have Gina watch for new dumpsters and check in with progress of projects on a case by case basis.

**Mid Valley Metro:** MVM has been tasked with proving the new tank will be within the boundaries of the easement. Gina suggested use of a drone to take photos to be overlaid on the easement GIS to avoid the expense of a survey. The existing tank is shown on the easement. Scott reported his conversation with Bill Reynolds. MVM has found bedrock at 40'.

**Water rights claim:** Our attorney reported, "By January 31, Mid-Valley Metro must circulate a proposed ruling for consideration by the opposers. At that time, we'll have the opportunity to provide Mid Valley comments and ask questions." Gina will continue to share all correspondence from the attorney or MVM with the board via email.

**Joe's Report:** Pressure relief valves were installed at the shop and in the office building as the pressure was effecting the water heater since the backflow devices were installed. Joe suggests we notify homeowners soon to allow them to budget for the installation of required backflow devices and the necessity to add pressure relief valves to avoid problems with water heaters and other appliances or at least discuss this with a certified plumber.

The shop heater was condemned last month and replaced at a cost of \$2750. Several vehicle repairs have been needed of late. Aspen Tree Service added lights at entrance.

**Gina's Report:** A Worker's Comp. audit was completed in November; a \$103 refund is due. Gina will be taking some time off next week.

**Money Transfers:** Gina explained the need for a change in the automatic transfer to Reserves each month. Stuart moved to allow Jeff to change the amount to \$5733 in January. Ted seconded; Vote 5:0. Gina also explained the need to transfer the amount spent on Reserve projects this year to our Operating account in the amount of \$16,403.89. Ted moved to allow Jeff to make this transfer; Stuart seconded; Vote 5:0.

**Financial Review: The board reviewed the Balance Sheet, Profit/Loss Budget Performance Report, and**

**Adjourn:** 8:10

**Executive Session:** Personnel matters

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