

**Blue Lake Owners Association
Board Meeting Minutes
December 13, 2011**

Meeting called to order at 6:35

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

NEW BUSINESS

Preschool Projects: Gina reported that the shade structure is almost complete. They hope to finish by next week. They have also received grant money for the initial planning and engineering phase of a kitchen expansion which would enclose the upper back deck area of the building. If more grant money can be secured they will be approaching our board for approval of an expansion.

Homeowner request for benches: Gina reported that a homeowner asked that the board consider putting a few benches around the neighborhood. This seemed like a reasonable request since historically much has been spent to accommodate kids and our demographic is changing to a more mature neighborhood. Gina asked for suggestions of places for placement. Sheryl suggested that we put an article in the Bugle offering "memorial" (either fully or partially funded) benches similar to two at the lake.

OLD BUSINESS

Sidewalk maintenance: Joe had created a map showing 19 areas of concern where the sidewalks are either cracked, heaved or sunken. Several board members had looked at each area prior to the meeting. Kelly moved to grind all areas to remove trip hazards at the association's expense. Phylis seconded. Bart voiced concern about compromising the integrity of the concrete and setting a precedent. After further discussion it was determined that the maintenance of the sidewalk in front of a residence is the homeowner's responsibility; the motion to grind was defeated. It was also unanimously agreed that the association will only fix an area adjacent to the bike path on Badger Road. Bart suggested that we get a release from the owner of the property whose tree is causing the heaving in the event the tree is damaged. Stan moved to table this until spring and keep an eye on the areas identified to see if the problem worsens. Bart seconded. Motion passed unanimously.

Storage Space Expansion: Joe reported that he lengthened spaces 24 thru 31 in Lot 5; doing so will not hinder movement in the lot for large RVs or trailers. Rent on these spaces will increase only when they turn over to the next renter.

JOE'S REPORT: The bike rack was installed at the corner of Buckskin and JW. He is tuning up equipment in the event that the board chooses to bring mowing back in-house next spring. Bart offered to help Joe do a Performa; Phylis suggested that we put the mowing out to bid. Nice weather has allowed Joe to do a thorough job of cleaning leaves out of ditches and road drainages. Joe spoke about the potential need to replace the "Brush Hog" mower and was asked to get a quote for the next meeting.

GINA'S REPORT: A liability insurance audit (similar to those completed every year) resulted in an \$815 premium increase for the year. The board approved a payment plan that Gina reached with a homeowner yesterday. There have been three properties deeded back to the lenders in the last week. Stan moved to have our attorney seek collections on 2 bank owned properties. When a third property is determined to be bank owned, that will also be turned over to the attorney. Sheryl seconded. Motion passed unanimously.

FINANCIAL REPORTS:

The board reviewed the Balance Sheet, Budget Performance, and Accounts Receivables. Stan reported that one of our Timberline Bank reserve CDs will mature on the 21st. He suggested only locking in for 6 months because rates are so low. Gina suggested adding \$50,000 from the reserve checking account to it. Bruce will speak to Mike at Timberline; Stan will speak with a manager at Bank of Colorado to determine the best available rates.

Meeting adjourned: 8:45

Executive session – personnel