

Blue Lake Owners Association
Board Meeting Minutes
March 8, 2011

Meeting called to order at 6:33pm.

Attendance: Bruce Pearson, Bart Outzen, Stan Snyder, Bill Miller, Mike Glen, and Sheryl Carr. Absent: Kelly McKenney. Also in attendance: Gina Shaw, Joe Meade and 6 homeowners (see sign-in sheet.)

HOMEOWNER COMMENTS: None

SUMMER SAILING CAMP: The board and attending homeowners discussed the camp that was approved at the February meeting. Gretta McKenney expressed the opinion that it is an inappropriate use of common space. Kerry Wirth, Nora Waldron and Phylis Mattice spoke in support of this camp especially since it's approved for one year on a trial basis, apriority and discounts are given to Blue Lake residents and insurance is provided by the Town of Basalt. Board members who were absent at last month's meeting individually spoke in support of the vote.

MAINTENANCE OF VACANT / BANK OWNED PROPERTIES: Gina spoke of the several properties which could potentially become problematic this growing season. There was discussion about our CC&Rs and the current Enforcement Policy with regard to lawn maintenance. It was agreed that Gina will write a letter to the owners and explain that unmaintained properties will be serviced by an outside contractor and billed to them.

CHICKENS VIOLATION: As of today they have not found a home for the chicken. Sustainable Settings was willing to take them as of 3-3-11. Board agreed to reinstate the \$25 fine and add the next fine of \$100 today. Gina is to send another letter explaining that as of 3-18-11 and weekly fine of \$125 will be assessed until they are gone.

FEBRUARY DOG INCIDENT: The decision of the board last month regarding the eviction of 2 dogs was revisited as more information came to light. Bart moved to amend the previous vote; the motion is to communicate with the residents (using an interpreter if necessary) to inform the owner that another complaint about the dogs will require them to come before the board in order to keep the dogs. Sheryl seconded. Vote 6:0 motion carries.

The board reviewed the CC&R Enforcement Policy with regard to complaint submissions. No changes were deemed necessary.

IRRIGATION COMMITTEE: The committee met with Curt Mason to review the revised plans. Bruce will speak with Curt about specific wording regarding "parts & labor." Stan explained that the Army Corp of Engineers permit will require a clause in the contract regarding erosion and taking every reasonable precaution to prevent discharge into the creek. Stan moved to accept the estimate from Curt contingent on parts being included. Bart seconded. Motion passed unanimously. Stan would like to ask GJ Pipe for plans for the remaining areas around the lake for consideration in future years.

Stan spoke about the \$60,000 reserve spending cap that is in place for this year and how the reduction in the irrigation expense will allow remaining money to be used for improvements at the lake.

LAKE COMMITTEE: The board reviewed bids for the following:

- Remove underwater berm and remove sludge from swimming area
- Replace removed material with sand
- Severely reduce the slope of the beach to minimize erosion
- Prepare the beach area for a rip-rap wall with stones removed from the irrigation project.

The swimming area will be reduced in size because sand is a large portion of the expense. The dredging needs to happen soon after the ice is gone and before the ditches are running. (Typically around April 15th.) New buoys for the rope will be anchored in place with "deep water" signs put in place beyond the buoys.

There was discussion of purchasing coyote and/or swan “decoys” to deter geese. It was agreed that these would not be appropriate for our application.

There was discussion of water testing options. The board agreed to use Analytica to do a “well safe” test for \$140 to test for major contaminants before the ditches are turned on. Arne Forster (a homeowner) works for Aspen Sanitation has offered to help us interpret the results. Joe Meade suggested testing again in July or August. It was agreed that this is a regular operating expense.

JOE’S REPORT:

Three employees are coming back from last summer. Mike Jenkins (homeowner and professional landscaper) has a plan for the entrance area. Share costs for the Robinson ditch went down from last year. Harris/Reed ditch has yet to meet. Boat lean-tos will be constructed in a parallel fashion to allow boats to be completely off the ground.

GINA’S REPORT:

All topics discussed previously.

FINANCIAL REPORT: Stan reported that Brian Smith has again volunteered to complete our tax return. He suggested a “thank you” in the Bugle. The board reviewed the Balance Sheet, Profit and Loss, and A/R Summary. It was agreed to move toward foreclosure on a property which has a large past due balance and owners unable to agree to a reasonable payment plan. Overall the A/R is shrinking. A full audit of our books has not been done in recorded history, but the previous board approved one for 2010’s books. The current board agreed to hire McMahan & Associates to complete this.

Meeting adjourned at 9:25.