

Blue Lake Owner's Association

Board Meeting Minutes

June 13, 2017

Attendance: Scott Wirkler, Jeff Bay, Ted White, Loren Wilder, John Eaton, Mike Stanberry. Absent: Wendy Brez-Dahl, Also present: Joe Meade, Gina Shaw, Bruce & Donna Pearson, Sheryl & Billy Carr, Curt Mason, Bill Reynolds

Order: 6:30

Homeowner comments: Bruce spoke about the heavy lake use by non-residents. There was discussion of steps being taken this year in an attempt to quell the problem. Donna suggested asking for volunteers to sign up to cover shifts to patrol; Jeff spoke of previous efforts to form a Neighborhood Watch without success. A new ranger has been hired to start this weekend.

Bill Reynolds spoke of our need to have backflow devices installed at our four buildings with a 120 day deadline. Bids are being sought.

Bruce spoke of the unsightliness of the preschool trash cans stored in front of the building. Gina will speak to the preschool team to come up with a solution.

Minutes of May 16th meeting: Jeff moved to approve as written; Scott seconded.

Pump at 19 Buckskin Court: Gina spoke of the application and showed photos of the pump taken from different areas of common space. Jeff moved to approve the pump as proposed with the cover (as proposed) to be installed within 30 days.

Solar Panels and HOA implications: Billy spoke of the application he will be submitting and the research he's done on state laws and how they affect HOA covenants. He asked if he could write an article for the Bugle. It was agreed that an informative article is appropriate, but not an endorsement of any particular company. There was discussion of the appropriateness of putting panels on the office building and/or preschool.

Valuations: Gina spoke about the steps taken to help homeowners dispute their valuations.

Employment Attorney: Gina presented the fee agreement from Fisher Phillips firm in Denver. Jeff moved to approve up to \$1000; John seconded; Vote 6:0.

Storage: Gina reported that some tenants are not providing current registration per the lease. It was suggested that a thorough audit of stored items be done with a letter including a deadline for correction be sent to those in violation of the lease.

Insurance Review: The board looked briefly at a Summary of Coverage provided by Glenwood Insurance. It was suggested that an audit is in order. Gina will schedule for September.

CD Maturing at Bank of Colorado: Jeff moved to allow the CD to automatically renew for 24 months at the current interest rate. John seconded. Vote 6:0.

Joe's Report:

- Bollards not installed after watching bikes with burleys, canoe racks, mowers, etc. They would struggle to maneuver around them and have to ride on grass.
- Second set of new volleyball posts to be installed as time allows. Crew currently working on staining the fence.
- Street light at Deer Run and west Quail failing. Joe explained the long history of issues; he's working with Grizzly Electric to solve.
- Daly will be contacted about the tall grass along Blue Creek

Gina's Report:

- Gina spoke of her efforts to get the bike path east of Blue Lake along JW Drive crack filled. Ted will check the GIS map to confirm it is Eagle County's property. Gina will contact We-Cycle and the Crawfords again for their help in pressuring the county to do the repairs. Jeff moved to approve up to \$1000 toward getting the path crack filled. John 2nd; vote 6:0.
- Gina asked the board to start a "wish list" for next year's capital budget. She suggested additional picnic tables and renovations to the picnic pavilions. Joe was asked to purchase additional trash and recycle bins this year for the lake area.

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

Adjourn: 8:40