

**Blue Lake Owners Association**  
**Board Meeting Minutes**  
**July 12, 2011**

Meeting called to order at 6:35pm.

Attendance: Bruce Pearson, Bart Outzen, Stan Snyder, Sheryl Carr, Kelly McKenney, Billy Miller and Mike Glen. Also in attendance: Gina Shaw, Joe Meade, Robert Giacinto, David Kerr, Arnie Forster.

HOMEOWNER COMMENTS: David Kerr voiced concern over the board's reserve expenditure for the new irrigation project. Bart explained that he'd also spoken with Brian Smith over similar concerns. Both men were satisfied with the reasoning that the project was just an expansion of our existing irrigation system and will over time significantly reduce labor costs of moving hoses and pumps.

LAKE WATER TEST RESULTS: Arnie Forster (homeowner and Senior Operator for Aspen Consolidated Sanitation District) interpreted the results of the water tests the board had done this spring. There was no E-Coli present and the total coli form bacteria level was well below the accepted EPA standard for recreational use. Nitrates were well below the level even for drinking water, so algae should not be a problem. He suggested that due to the heavy rain and run-off levels being historically high the water be tested every two weeks for the remainder of the swimming season. This matches the EPA's recommendation for heavily used beach areas. Bart moved to test water from the beach area 5 more times (every two weeks) throughout the summer at \$60 per time. Stan seconded the motion and it passed 5:2. Mike and Bruce opposed. Arnie will take the samples gratis. The first water sample will be taken Monday.

CDOT LOCAL ENHANCEMENT GRANT: Stan spoke of the recent meeting with CDOT representatives, an Eagle County Engineer, and several representatives from Blue Lake regarding funds available to Blue Lake for sidewalk realignment. He spoke of 2 concerns: 1) There is a requirement for a permanent public easement in the areas where the work would be done, and 2) It could require up to \$26,000 for the design plan. Bart moved to turn down this grant and pursue future county improvement grants in the future. Stan seconded. Motion carries.

There was brief discussion of the proposed intersection improvement planned for JW and hwy 82. CDOT plans acceleration lanes in the center meridian with Jersey barriers between up-valley and down-valley traffic, and pork chop lane channels at the entrance to Blue Lake.

LANDSCAPING PLAN: Kelly spoke briefly about a previous landscaping plan the board had gotten from Tom Hazard. Gina will email the plan to board members for their review for the next meeting.

SOCCER FIELD AS OPEN SPACE: Kelly had nothing to report.

DOGS AT BEACH: There have been a few complaints about dogs knocking over small children and being a general nuisance at the beach. The board approved signage stating "Absolutely no dogs on beach". The board will discuss this further and potentially impose fines for violators. This led to discussion about dogs off leash in general and how to police and enforce the CC&R that states dogs must be leashed when on common areas. The idea of a designated area near the pond for dogs to be off leash was revisited and will also be discussed at up-coming meetings. Gina is to draft an article for the August Bugle and have it approved by the board.

Bart commented that we may need to consider further beach expansion in the future to accommodate the greater usage. The Board approved spending up to \$1,000 for an additional load of sand at the beach.

PRESCHOOL SHADE STRUCTURE: Gina reported that there was no negative feedback from the adjacent neighbors. The structure has not been built, but she will ask the school director for an update before the next meeting.

FENCES NEAR TOT LOT: Gina reported that 3 of the 4 effected homeowners had responded to the letters sent June 22<sup>nd</sup>. She will contact the remaining homeowner and Joe will stain the fences an opaque wood toned stain and brush it on to minimize bleeding and over-spray.

JOE MEADE'S REPORT:

Due to recent weed spraying he needs to wait at least a week before seeding the new irrigation area and the area near the Tot-Lot that was disturbed by Mid Valley Metro's recent work.

The lake gate has had several issues lately; some may have been caused by lightning. The board asked Joe to get a comprehensive evaluation of the existing gate to determine if replacement might be necessary. There was discussion of replacing with a card reading system or RFID chip system to reduce use by non-residents.

A seasonal employee has had some health issues that will prevent him from completing the season. A part time employee will be given more hours to fill the gap. The board asked Joe to wait on giving a pay increase to this employee until a review of the payroll budget is complete.

Joe requested vacation July 22-30. The board unanimously and enthusiastically granted approval. Bruce will meet the staff that will be in charge in Joe's absence.

GINA SHAW'S REPORT: Gina reported a couple neighbor to neighbor complaints she has received and how they were handled. The board discussed the account for a JP Morgan owned property. Stan and Bruce were able to negotiate payment on the account (including all legal fees, late fees and all but \$258 in finance charges.) This prompted discussion of having designated people in the minutes as having authority to negotiate what constitutes "full payment." Gina will release the lien on this property.

The board reviewed the financial reports and asked Gina to contact one delinquent homeowner to set up a payment plan to avoid filing a lien. Another homeowner is to get a letter threatening foreclosure for non-payment.

Meeting adjourned: 9:00

Executive Session