

Blue Lake Owner's Association

Board Meeting Minutes

August 8, 2017

Attendance: Scott Wirkler, Mike Stanberry, Jeff Bay, John Eaton, Ted White, Loren Wilder. Absent: Wendy Brez-Dahl. Also in attendance: Joe Meade, Gina Shaw, Donna Phelps & Bruce Pearson, Jeff Sansone, and Orlando Merlos.

Homeowner Comments: Donna thanked the board for hiring the security firm to aid in the attempts to keep our lake private. There was discussion of the HOAs at Dakotas reaching out to us to help communicate our wishes to their residents.

Minutes of 7/11/17: Jeff moved to approve as written; Scott seconded; 6:0.

Covenant Violation 136 Coyote: Gina spoke of the on-going communication between her and the homeowner, and explained that while concerted efforts to come into compliance are being made, fines have been suspended. Orlando spoke of the arson fire of his Lazy Glen property and the moving of materials to that property being imminent while permitting and financing is moving forward.

Backflow devices installed: We are now in compliance on all 4 commercial accounts.

Drinking Fountain/spigot: The board reviewed the estimate from Taylor Made Technologies to install a drinking fountain and spigot outside the bathrooms to solve the problem of the current combination not being metered or backflow protected water. It was agreed that we will continue to explore other options including bringing water from the bathrooms to the current fountain; or moving the existing fountain to a location close to the bathrooms. We will shut off the existing if pressured to do so from Mid Valley Metro.

2018 Budget: Gina will start developing a budget proposal before the next meeting. There was a brief brainstorming for capital improvements which included:

- Compressor to fill inflatable toys
- Improved gate/card system
- Electrical vehicle charging station
- New playground equipment and additional pea gravel at the Tot-Lot
- Improvements to the soccer field playground equipment
- Another gazebo and/or pavilion improvements
- Foot bridge abutments replaced at pond

There was brief discussion of improvements to the RFTA bus stops, but it was agreed that RFTA's energies are currently on bridge closure issues. Jeff suggested that Joe purchase additional holiday lights now to be installed at the entrance for this winter. Gina will write to the county commissioners to request attention be given to the bike path along JW Drive outside of Blue Lake. Joe is working with CM Sprinkler to install irrigation near the creek on the east side of Black Bear Trail to the west end of Deer Run. A new system for securing boats will be installed this year.

Lake Security: There was discussion of having more random security coverage next summer and to have coverage during the week from June 15-July 15. All motorized devices including remote controlled toys, drones, etc. are not to be used around the lake. Dog rule enforcement needs improvement. New signs with the rules are being ordered. Gina spoke of a couple of "grey areas" with regard to accompanied guests and pick-up volleyball games. It was agreed that VRBO type tenants must be treated as long term tenants, and so long as the homeowner is present for pick-up play, guests are guests.

At the July 11th board meeting, Gina was asked to obtain a quote for an external security provider to hope for coverage starting the weekend of July 16th. On July 12 & 13th the board voted by email to hire Specialized Protective Services, LLC to provide a security guard at the lake entrance at a cost of \$6840 for Friday, Saturdays, and Sundays plus Labor Day through September 17th. Six votes in favor; Mike abstained.

Joe's Report: The fence staining is complete. New volleyball posts are installed. Staff changeover is happening this month.

Gina's Report: There was discussion of another on-going CC&R violation/complaints issue.

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

Board member comments: The board reviewed the term spreadsheet. John is willing to fill another term. Loren and Wendy will be stepping down. Jeff asked that we again combine October meetings. I was agreed that we will meet at 5:30 as a board before the 7:00 annual meeting on October 19th.

Adjourn: 8:15

Executive Session: Personnel reviews