

Blue Lake Owners Association
Board Meeting Minutes
August 9, 2011

Meeting called to order at 6:37

Attendance: Bruce Pearson, Stan Snyder, Kelly McKenney, Sheryl Carr, Mike Glen, Billy Miller. Absent: Bart Outzen. Also in attendance: Joe Meade, Gina Shaw, Temple Glassier, Brendan McNamee, and Robert Giacinto

CRAWFORD EXPANSION OF MOBILE HOME PARK: Temple Glassier (a consultant for the Crawfords) asked the board to consider what BLOA would like to see in the plans before they submit them to the county for approval for a special use permit. The 1st phase of the expansion will be 58 spaces in what is currently the RFTA park-n-ride to replace spaces lost at the Pan & Fork mobile home park in Basalt. The 2nd phase will fill the space east and south of Coyote Circle that is currently an alfalfa field. Lot sizes have yet to be determined but there will be a requirement that mobile homes be less than 20 years old or stick built similar to the homes in phase one of Blue Lake. Gina was asked to put Temple's contact information in the next Bugle so that homeowners can voice their suggestions directly. A letter will be written by the board to the Crawfords suggesting a "buffer zone" between the new development and Blue Lake homes and JW Drive.

WATER TEST RESULTS: Gina suggested that having the water at the beach tested meant acting on the results according to our expert's recommendation. She would like it noted that the board overruled closing the beach and only agreed to posting signs stating "Water currently contains high levels of bacteria; Swim at own risk." Gina spoke of her conversation with Ray Merry of the Eagle County Department of Health & Environment. He told Gina that the state mandates specific regulations regarding testing and maintenance of designated recreational waters and that we most likely don't want to designate any area as a swimming beach. He suggested that our board speak with our attorney about specific sign verbiage. The board feels that we have adequate signage and unanimously chose not to seek legal advice at this time.

ADULT SAILING CLASS: Billy asked for approval to host classes through Basalt Recreation for 2 weekends in September. Stan opposed unless it is limited to residents. Billy explained that there would be no insurance through the town if that's the case. Mike moved to allow 2 classes as part of the one year trial previously approved; to include priority for residents and 33% discount. Kelly seconded. Motion passed 3:2 with Stan and Sheryl opposing. Stan asked to see a certificate of insurance from the town.

LAKE GATE: Brendan asked that we ask party hosts to not prop the gate open. The board approved this change. Hosts should ask their guests to park across the street in the lower preschool lot. The board reviewed two estimates for gate improvements and/or replacement. There was discussion about deposits for entry cards. Mike is strongly opposed to requiring vehicle stickers and suggests having a contract with a towing company. Kelly moved to:

- remove all signs on the gate except "No Trespassing" and "Private Park; Residents Only"
- issue pre numbered (in sequence) stickers for resident vehicles (2 per household) that must be affixed to the windshield in order to park inside the gated area (Gina to keep a data base with license numbers and make/models)
- issue date specific guest vehicle hang tags for parties so that guests can park in the preschool lot

Sheryl seconded the motion. Motion passed with 4 votes in favor. Mike and Billy abstained. Gina was asked to put notice in the Bugle of these changes and include the sheriff's department non-emergency number for homeowners to offer help in enforcing these new rules.

Brendan would like to call another lake committee meeting. Gina will send him contact information for members.

DOG PARK: There was discussion of issues with dogs off leash on common areas. Stan read the PUD which states that all pets (including cats) must be leashed when outside the pet owner's lot. Kelly moved to

have a “leash free zone” in the area around the small pond only; enforce the CC&R according to our current policy; and encourage residents to report problem pets to the office. Sheryl seconded. Motion passed unanimously. Gina was asked to write an article for the Bugle about anonymous reporting.

LAKE RULES: Gina was asked to email lake rules to those reserving the lake area for parties. She will continue to ask for specific times for parties (to include time for set-up and break-down.)

TREE TRIMMING: The board agreed to hire an arborist to work with Joe to provide pruning and tree maintenance guidelines.

LANDSCAPE PLAN: The map from Tom Hazards suggested plan from 2007 was not filed with the written plan and has not been found. Joe pointed out that $\frac{3}{4}$ of the native areas in his plan have since had irrigation added. There was brief discussion of looking into taking regular mowing duties back in-house. Bruce and Stan will present a proposal at a future meeting.

SOCCER FIELD AS OPEN SPACE: Kelly will email to the board a draft letter to Commissioner Sara Fisher requesting that the county purchase or convert the soccer field to dedicated open space..

PRESCHOOL SHADE STRUCTURE: Gina reported that they are awaiting the county building permit.

FENCES NEAR TOT-LOT: The job is completed. Joe was asked to touch up the red fence where it is peeled.

JOE MEADE’S REPORT: The newly irrigated area will be seeded soon now that the water level in the creek is back to normal. It was low due to a clog in the main channel from the river. Employee time logs were reviewed. The lake was treated on 8/3 with the Bio Flora-Algae eater. The banks along the ditches need to be trimmed very short to avoid back-ups. Joe was asked to call Daly Property regarding mowing regularity.

GINA’S REPORT: The audit of the 2010 financials is complete. No problems or discrepancies were noted, and we are conforming to generally accepted accounting principles. Payment plans have been established for a few delinquent accounts. It was agreed that we are doing a good job of collecting our accounts receivables..

The board reviewed the financial reports.

Adjourned: 9:55