

Blue Lake Owner's Association

Board Meeting Minutes

September 12, 2017

Attendance: Scott Wirkler, Wendy Brez-Dahl, Jeff Bay, Ted White, Loren Wilder, and John Eaton (came late). Absent: Mike Stanberry. Also present: Gina Shaw, Joe Meade and several homeowners (see sign-in list.)

Homeowner Comments: Stuart Fox introduced himself and expressed interest in serving on the board. Judi Simecek thanked the board for hiring the lake security guard. Gina asked for input from those present as she has had predominately positive feedback regarding the security guards. Ted thanked those in attendance for coming.

Minutes of 8/8/17: Gina pointed out the high-lighted section which was not included in the previously emailed minutes. Jeff moved to approve as written; Scott seconded; 5:0.

Sarah Sterling: She asked for details of covenant enforcement regarding construction dumpsters; business use of home; vehicles with logos; barking dog; and other complaints about her neighbor. Gina gave details of notices and resolution and talked about the necessity for uniform enforcement throughout the neighborhood. There are no rules regarding construction dumpsters and several people spoke of them being permitted in Aspen, Pitkin County, and Eagle County "for the duration of construction." It has been agreed by the board that the neighbor has resolved satisfactorily all previous violations and that there are no current violations. Judi asked that the board enact a rule for the size and time limit for dumpsters.

Mid Valley Metro: Joe reported that they are doing soil testing on our property near the water tank in hopes of installing another tank. Gina reported to those in attendance that there is a claim for water rights from MVM and that we are working with an attorney so all correspondence is considered confidential and will be reviewed during executive session.

Daly Property estimate for 2018: The board reviewed the estimate and asked Gina to secure estimates from them for weekly mowing of all irrigated areas including the area near the creek. She was also asked to get a date for fertilization and a guarantee that if it rains on our usual day that they will come within two days to mow the missed areas.

Outdoor Services estimate for 2018: The board reviewed the estimate for weed control. This number is reflected in the proposed budget.

Specialized Protective Services estimate for lake security: The board reviewed the estimate for the requested months and hours of coverage for next summer. This number is reflected in the proposed budget.

County Bike path east of Blue Lake along JW Drive: Gina reported that she is getting response from the county to get the cracks repaired and will keep the board informed of progress.

Drinking Fountain/Spigot: Joe has removed it and will store it until spring when it will be placed near the bathrooms in order to have metered and backflow protected water supply as required by MVM.

Preschool Trash Enclosure: Gina reported the plan that has been agreed to by the preschool. They will build a shed with access to the sidewalk that is set into the front playground area. Design Control must review before installation.

2018 Capital Wish-List review: The board discussed the printed list and the most recent Reserve Study items whose life expectancy are up but do not need replacement. Jeff suggested Gina get bids for solar panels on the office building. Mileage markers were suggested along the paths. Gio asked if there is money budgeted for new trees. Gina explained that we have a contract with Aspen Tree Service for a management/inventory. Joe spoke of the damage to our newest trees by deer and his efforts to protect them.

The proposed budget was discussed with the following changes to be reviewed before ratification at our next board meeting:

- Ranger hours removed from "Maintenance Labor," but now change to amount because previously our ranger did lake maintenance duties on weekends.
- "Legal fees" will be bumped from \$3,000 to \$4,000.
- "Tree removal" will change to "trees" on the Capital Reserve budget and bumped from \$8,000 to \$12,000.
- "Solar" will be added to the Capital Reserve budget for an amount in line with received bids.

- “Tot Lot Improvements” in the amount of \$10,000 will be added to the Capital Reserve budget.
- “Lake Security” will have \$5,000 allocated on the Capital Reserve budget for potential expenses.

Joe’s Report: CM Sprinklers has started the installation of the newest system on the corner of JW and Black Bear Trail. Weed spraying will start some time during the next week or so. Street lights are being converted to LED bulbs. Aspen Tree Service has started their inventory and management plan. The Harris/Reed ditch has had a clog in the pipe/splitter. Tim Forrest is donating a fairly large spruce to be moved onto common space near the creek next to the elk farm.

Gina’s Report: Gina asked for approval to give Brian Smith a gift certificate for the many years of volunteering his professional service pro-bono in completing our income taxes. The board approved \$250. Gina hopes to take a little time off this and next week.

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

Steve Meyer volunteered to fill a board position when available.

Adjourn: 9:20

Executive Session:

- Water right claims- attorney/client privilege
- Personnel matter