

Blue Lake Owners Association Board Meeting Minutes September 13, 2011

Meeting called to order at 6:37

Attendance: Bart Outzen, Stan Snyder, Kelly McKenney, Sheryl Carr, Mike Glen, Billy Miller. Absent: Bruce Pearson. Also in attendance: Joe Meade, Gina Shaw, John Richards, Bill Welcher, Phylis Mattice and Robert Giacinto.

HOMEOWNER COMMENTS: John Richards asked that the board attempt to not raise dues for 2012 as a good faith effort. See budget discussion below.

NEW BUSINESS

BUDGET 2012:

The board reviewed the proposed budget submitted by Stan Snyder. A budget meeting is scheduled for Tuesday September 20th at 6:30. Before that time Gina was asked to confirm anticipated expenses for 2011 weed spraying and secure a premium update for our D&O and liability insurance. There was discussion of putting the mowing out to bid for next year. Additionally irrigated areas need regular mowing and will be added to a contract. There was discussion of a storage rent increase to offset expenses for their maintenance. Gio suggested a 25% increase. John agreed. The lease was reviewed and all tenants can incur an increase as of January 1. There is no Reserve Study budgeted for next year since there have been no significant changes since the last one in 2007. Capital Reserve expenditures projected for next year are a replacement gate at the lake (~\$12,500) and further expansion of the irrigation system on the west side of the lake (~\$30,000.)

Stan was thanked for the time he spent preparing his budget proposal. It is the goal of the board to hold dues even for next year but there are expenses which are projected to go up which we don't have control over.

OLD BUSINESS

SOCCER FIELD AS OPEN SPACE: (CRAWFORD'S PROPOSED EXPANSION)

Kelly asked for revisions on her draft letter to Commissioner Fisher which requests that the county purchase the soccer field as designated open space. Kelly will make revisions and email the board for final approval. This led to discussion of the Crawford's proposed expansion of their mobile home park. Stan listed several items he would like to ask the Crawford's to add to their proposal including:

- Lower density than their current mobile home park
- An open space buffer along JW Drive with irrigated landscaping
- A limit on the number of vehicles allowed per lot
- A trail system to encourage residents to use their area instead of ours
- A requirement for all new homes

General consensus was that the board does not want to appear to be in favor of this expansion. Gina asked for direction on what to recommend to our homeowners who wish to voice their opposition to this development. The board will watch this process closely and advertise public hearings that are forthcoming. A Bugle article will be written to encourage homeowners to contact county officials.

PRESCHOOL SHADE STRUCTURE:

Gina reported that they are still awaiting the building permit.

LAKE GATE:

Stan explained the estimate for a replacement gate with an RFID card reader system from Aspen Overhead Door. The asphalt near the gate has an implanted loop which senses when there are vehicles in the way and doesn't allow the gate to close. This loop has been compressed and broken over time due to heavy vehicles. Thicker asphalt or concrete needs to be installed in order to protect these loops. Gina will speak to Bill Reynolds of Mid Valley Metro in hopes of sharing this expense.

There was more discussion of how many cards we would need to order and what if any deposit should be charged for these cards. This item will be added to the agenda for the annual meeting.

JOE'S REPORT:

Joe and one of his crew members met with Kenny Belinski (a certified arborist) to get pointers on proper pruning techniques. Kenny confirmed that what the crew has been doing will not harm our trees. Gina will confirm that there was no charge for this service.

Joe removed a large amount of graffiti from the electrical box and port-a-john at the soccer field. He asked that everyone keep their eyes open for perpetrators. He will notify the sheriff's department if it happens again. The markings did not appear to be gang tagging.

GINA'S REPORT:

A tree on the highway department's property next to Hwy 82 dropped a limb and damaged a camper in our storage area. Individuals are responsible for insuring their items, but Gina will contact CDOT about pruning the tree. In the mean time, that storage space is vacant.

The three year copier lease expires in January. The machine works great and does everything we need it to do. Gina will inquire about continuing the lease at a reduced rate.

Gina asked for 3 volunteers from the board to serve as the CC&R committee in order to follow the existing enforcement policy in issuing fines. Bruce, Billy, and Bart agreed to serve in this capacity. Currently Bart is the only member of the personnel committee.

Only a handful of homeowners have come in to get parking stickers for the lake area. Gina will make laminated temporary signs for the gate and put another article in the Bugle to explain the sticker requirement.

A homeowner on Goose Lane has a heaving concrete sidewalk. Gina will research who is responsible for repairs/replacement.

FINANCIAL REPORTS:

The board reviewed the Balance Sheet, Budget Performance, and Accounts Receivables. Gina will contact the attorney to send collection letters to two homeowners who have not responded to requests to sign payment plans.

BOARD MEMBER COMMENTS:

Sheryl suggested we install a bike rack on the corner of Buckskin and JW Drive as there are regularly many bikes locked to a street sign. This will be added to the agenda for the next meeting.

Meeting adjourned: 9:15

Executive session