

Blue Lake Owner's Association Annual Meeting Minutes

October 19, 2017

Meeting called to order at 7:00

Attendance: Scott Wirkler- president, Wendy Brez-Dahl- VP, Jeff Bay- Treasurer, Joh Eaton- Member, Mike Stanberry- Member, Ted White- Member, plus staff Joe Meade & Gina Shaw, and homeowners as listed on the sign-in sheet. No quorum present so meeting is for informational purposes only.

Minutes of the 2016 Annual Meeting were reviewed. No changes were requested. Board approved.

2017 Accomplishments: Jeff presented.

- Security at the lake during summer months
- Irrigation added near creek
- Management plan for trees from Aspen Tree Service
- Audit of 2016 Financials
- Backflow devices installed in all buildings
- Street lights converted to LED
- New volleyball posts at lake

Mid Valley Metro actions: Bill Reynolds spoke about the "Augmentation Plan" currently being sought by Mid Valley Metro. Bill also spoke about the additional water tank that will be installed on the hillside on Blue Lake property within the utility easement on the hillside. Jeff explained that Blue Lake has hired its own water attorney to protect our interests and water rights.

2018 Budget: Jeff presented. Monthly dues to remain at \$106. The Reserve fund is very close to fully funded per our most recent Reserve Study, so contributions will be decreased. Operational budget increased, and trash service is being projected to increase by 4% per our contract and estimates from Waste Management. Jerome Simecek suggested an increase to match CPI as there has been no increase since 2015. There was some discussion of maintaining our non-profit status and tax implications for rental incomes.

Board Volunteers: Wendy Brez-Dahl and Loren Wilder are stepping down. Steven Meyer and Stuart Fox introduced themselves and volunteered to serve on the board. Official action will take place at the November meeting.

Homeowner comments:

Bob Giacinto commented on the well-funded Reserves and asked that the board continue to insure that.

David Kerr thanked the board and staff for making Blue Lake a pleasant neighborhood in which to live.

Nora Waldron commented on the lake security being well worth the investment.

Rob Gilfillan asked if the tree management plan had benefits to individual homeowners. Gina stated that it has a lot of good information and it will be posted to the website. Rob also asked what could be done to address drivers speeding in Blue Lake. It was suggested that he get license plate numbers and contact the sheriff's department.

Judi Simecek asked for a doggy station on Rabbit Road next to the Davidson's and Joe was asked to add poop bags to the new trash can near the boats.

Jerome & Judi Simecek asked if the board had addressed the requests for new rules regarding construction dumpsters. This will be on the November meeting agenda. There was discussion of Article VII, paragraph 6 "Temporary Structures" and how this might apply to construction dumpsters.

Adjourned: 8:15