

Blue Lake Board Meeting Minutes

April 8th, 2009

Present: Bruce Pearson, Kelly McKenney, Missen Brucker, Stan Snyder. Absent: Susan Atwood, Cheryl Bach, and Scott Wirkler. Also present: Gina Shaw, Joe Meade, Keith Johnson, Robert Giacinto (Gio), and Joe Mitchell.

Meeting called to order at 6:38

ADVERSE POSSESSION: Kelly spoke briefly about the concern of homeowners encroaching on common spaces. She suggested we seek legal advice about specific wording for a letter to be sent to these homeowners. Gina will draft a letter. Joe Meade talked about past liability issues with our former insurance company for people with swing sets, trampolines, etc. on common areas. Kelly made a motion to contact our attorney (Hindman Sanchez) for their approval of the letter. Stan seconded; motion past unanimously.

SOCCER FIELD AND TOT-LOT LIGHTING: Gina briefly spoke about the scope received from Phil Jolles. Stan mentioned his concern about the lower parking lot behind the preschool. There was discussion about attaching a light to the back of the preschool building to discourage after dark "visitors." Gina was asked to speak to Phil about adding this area to the scope. Gina will get bids for the next meeting.

SIDEWALK: Missen and Gio (the subcommittee) presented the 3 bids received from Elam, Grand River, and Asphalt Services. There was discussion about the bids & slimming the project near the pond to keep the total under \$100,000. There was further discussion of tree roots, and Missen agreed to speak to Steve Tarrant of Brush Creek Landscaping. She has spoken to 2 arborists from Eagle Crest.

The subcommittee recommended accepting Grand River's bid. Missen asked for approval for spending money to have the survey completed and hiring Hans Brucker as the project manager at \$80/hr. for up to 20 hours. Part of his job would be reporting to Eagle County for receiving the grant money allocated to the project. There was discussion about the Asphalt Services bid. Missen spoke of the "recession prices" the bids reflected. There was discussion about each company with comments from the contractors in the audience. Stan made a motion to have the board give Missen authority to hire Grand River; have a survey completed (not to exceed \$4000); and hire Hans Brucker as project manager (not to exceed \$1600); and assign Missen as the contact person on all contracts. Missen seconded; motion past unanimously.

Joe Mitchell suggested a start date be stipulated on deposits made to contractors. Missen and Gio will check areas that Grand River has worked on in the past. Missen and Gina will write a letter of denial to Elam and Asphalt Services thanking them for their time and efforts in submitting bids. Missen will bring Grand River's contract to the Contract Committee for approval.

COLLECTION POLICY: Stan went over the revisions to the draft policy from the last meeting. There was discussion over specific wording and initial implementation. Missen made a motion to approve with the changes; Stan seconded; motion past unanimously. Gina will write an article for the May Bugle explaining the implementation of the policy. June 1st Gina will stamp statements showing a delinquent balance. July 1st letters will be sent for 60 day delinquencies.

DESIGN CONTROL COMMITTEE REPORT: Joe Mitchell (committee representative) suggested changing DCC requirements for dumpsters for all large projects. Currently dumpsters are only required on new construction. This will be added as New Business for our next meeting. Gina will draft the revisions.

HIGH COUNTRY ENGINEERING: Missen spoke about the dialogue that has happened since the beginning of our relationship with HCE. Initially there was hesitation on her part to pay the additional \$2819 for work she thought had been done outside the scope of their bid. After careful review and consideration, her feeling is that we should pay the outstanding balance as they were instrumental in our receiving the \$50,000 grant from Eagle County. They spent significant time conferring with county engineering and public works. She also feels that because there were too many people from Blue Lake contacting HCE, there very well could have been requests for additional services. The board reviewed the

letter from HCE (written by Tom Scott.) Missen made a motion to pay HCE \$2819; Bruce seconded; motion passed with 3 votes. Kelly abstained.

COUNTY/RE-1 REQUEST FOR ASSISTANCE IN SECURING MAINTENANCE GRANTS FOR SOCCER FIELD: tabled until next meeting.

PRESCHOOL FURNACES: Gina reported her conversation with Michelle Oger (preschool director). Although the furnaces are dying, the preschool does not have the money to pay for replacements. Gina commented that although the lease makes HVAC their responsibility, if they can't afford to replace them they'll be forced out of business without furnaces. This would leave us without a tenant and the association would still have to replace the furnaces. Gina suggested replacing the furnaces and prorating our cost over the life of the lease with consideration for the useful life of the equipment. The efficiency of the new equipment will pay for itself.

Joe previously secured 4 bids which were all very similar. Missen and Bruce both strongly recommended Marshall Enterprises. (Josh Anthes, of Marshall Enterprises is also a homeowner.) Gina will call Marshall Enterprises to confirm the prices on their bids as it past 30 days. Gina will speak to Michelle and draft an agreement as an addendum to the lease for repayment of the cost of replacing furnaces.

JOE'S REPORT:

- Joe presented the permit he has secured from the Department of Wildlife to reduce the viable eggs of Canadian Geese on the island. There was discussion about this. Although there was not a majority vote, Gina asked for approval to poll the entire board to move forward with this project before the eggs hatch.
- Harris Reed Ditch dues going up significantly to offset projected maintenance costs. There was discussion of our water rights.
- Fencing for the lake has been purchased.

GINA'S REPORT:

- Eagle County Code Enforcement has finally started sending violation letters to homeowners Gina's reported to them. She has not contacted the commissioners in hopes of getting more positive cooperation from Mr. Jessen.
- Barb Peckler (a homeowner) has asked to use the lake for Aspen Kayak Academy to host a free Kayak Demo Day on May 30th which will be open to the public. The board approved. Gina will put an ad in the Bugle to invite homeowners and remind users of the unregulated water quality.
- Our insurance agent suggested adding coverage for loss of rental income. The cost would be approximately \$200 annually. The board declined the addition of this coverage.
- Gina suggested paying Daly Property Services for the entire summer as they offer a discount of 3% which would save us over \$1200. This lead to discussion of the community center loan which has a balance of \$70,000 with an interest rate of 7.92%. Stan and Gina will do a cash flow projection before the next meeting to consider feasibility of paying off the loan. Gina will add this to the next agenda for discussion. Daly is not to be paid in full for the summer.
- There was discussion of aging accounts receivables.
- A new computer was purchased last month as a capital expenditure; this was budgeted for purchase in 2010, but the old computer was determined to be too slow even after RAM was added. Approved by majority of the board prior to this meeting.

BOARD MEMBER COMMENTS: Kelly asked Gina to put an article in the May Bugle to inform homeowners of the May 7th 2:30 Planning and Zoning meeting regarding the Ace Lane Development. Attendees should call to confirm time as meetings are often rescheduled.

ADJOURNED: 9:55