

**Blue Lake Owner's Association  
Board Meeting Minutes  
5-13-09**

Meeting called to order 6:30pm

Attendance: Susie Atwood, Kelly McKenney, Missen Brucker, Stan Snyder, Scott Wirkler. Also in attendance: Gina Shaw and Robert Giacinto. Absent: Bruce Pearson

**BOARD MEMBER RESIGNATION:** The board accepted Cheryl Bach's resignation. The vacancy was posted in the May Bugle. There was discussion about moving forward with the work Cheryl started regarding funding assistance for the soccer field maintenance. Kelly has a connection with the RE-1 school board and volunteered to have an informal discussion. Susie mentioned the "chair grants" from the county commissioners. Gina will follow up with researching potential options.

Stan nominated Robert Giacinto, and although Robert is willing to serve, it was decided that the vacancy should be posted for another month.

**LOAN PAYOFF:** Stan presented a cash flow projection to argue that we can pay off the community center loan without using reserves. The balance of the loan is approximately \$75,000 at 7.92%. The CD maturing in June would only earn 1.5%-2% if rolled over then. Susie spoke about the reserve study done in 2007 which highlighted that our reserves were significantly underfunded. The discussion was tabled until the year end financial review has been completed.

**FORECLOSURE 160 COYOTE CIRCLE:** There was consensus that the association should not incur any further expense in the maintenance of this property. Gina will contact the listing agent to get bank information. CC&R violations will be sent to the bank.

**MEETING LENGTH:** Missen spoke of her conversations with former board members and other homeowners who would serve if the meetings were not so long. She suggested the board make a more concentrated effort to stay on topic.

**DCC TRASH DEPOSIT:** The board agreed to implement Joe Mitchell's suggestion to require a \$500 trash deposit for "significant" projects. Gina was directed to revise the DCC forms to require a "deposit as determined, by the DCC committee". In the past the trash deposit was only required for new home construction.

**SIDEWALKS:** Missen presented her findings after further conversations with Steve Tarrant (arborist from Brush Creek Landscaping), Dr. Jim Culp (CSU extension office horticulturist), Sean Thomas (of Grand River/paving contractor), and Greg Schroeder (Eagle County Engineer). The limited space for a sidewalk from Pica Lane to Coyote Circle, and the proximity of the trees, any paved path would be a 5-8 year solution. The county will not help fund such a short term project, so this area will not be repaved. Instead, Missen will pursue the connection to the bike path across JW from Rabbit Road. Gina will contact RE-1 transportation in hopes of moving the Pica Lane school bus stop to the crossing that will be put in at Black Bear Trail. This would eliminate the need for another crossing at Pica. These changes will leave matching funds unused, so the board discussed pursuing the crossing from the pond bridge to the lake gate. Missen presented the new estimates from Grand River Construction. No tree roots will be cut. Grand River will do the utility locates next week and Hans will do the survey around June 2<sup>nd</sup>.

Susie made a motion for the subcommittee to move forward with trail areas 1, 3, 4, and 5 (per Grand River's proposal) and the crossing at Rabbit Road. Missen will email the board once county approval is confirmed for these areas. She will also ask if in kind expenses would also be matched. Contracts with Grand River and Hans Brucker need to be reviewed by the Contracts Committee prior to signing. Joe Chacon will be asked to submit a bid for the required ADA ramp on the west side of Pica Lane.

**PRESCHOOL FURNACES:** Gina received a bid from Valley Mechanical that is thousands of dollars less than bids received previously. Kelly spoke of our bid process and how it differs from public entities. She suggested we give Marshall Enterprises the opportunity to match Valley Mechanical's bid. Gina was asked to get 3 references on each contractor and secure certificates of insurance. Missen will research the quality of the proposed furnaces. Gina will call Marshall Enterprises.

**ADVERSE POSSESSION:** Per approval from the last meeting, Gina emailed Hindman Sanchez (H.O.A. law firm) in mid April. No response has been received to date. There was mention of the potential liability associated with this topic. Issue is tabled until next meeting.

**SOCCER FIELD/TOT-LOT LIGHTING:** Gina presented the 3 bids that were received from A+ Electric, Grizzly Electric, and Young Services. There was discussion of the bids. Missen made a motion to hire Grizzly Electric because it was the lowest, and Chad Jewell is a homeowner in Blue Lake. There was discussion of tabling this project due to the economy, but because the summer months seem to bring the most problems in these areas, it was decided to move forward. Stan inquired whether neighbors in the area had been contacted. Gina replied that several of the homeowner adjacent to the field were in favor of the project. Gina suggested we ask Chad to try to fix the existing lights on the back of the preschool rather than adding more lighting. The contract is to be reviewed by the Contract committee. Scott seconded the motion; passed 3:0 with Stan and Kelly abstaining.

**GOOSE POPULATION:** Susie asked Gina to tickle this for the 2009 Annual Meeting and February 2010. There was little response from the Bugle article.

**GINA'S REPORT:** Summer schedule: Gina asked for approval to change her regular office hours for the summer to work with the child care she's been able to secure. She would work Tuesdays and Thursdays from 9-3 and the other 6-8 hours throughout the week in early mornings and evenings to do more effective patrols and have uninterrupted time for project completion. There was some discussion about being available to homeowners. Scott commented that the office is running more efficiently than it ever has and is willing to make the position work for Gina's needs. Gina was asked to post the new hours in the Bugle, on the website and door, and on the answering machine.

**Multi-Family issue:** Gina reported that county code enforcement has done various inspections and is requiring removal of a gas line for a second kitchen at 67 Pica. Gina will remain in contact with the county for continued enforcement of the single family rule. Gina will ask code enforcement about 3 Buckskin Ct. She sent the newspaper ad for an apartment to them previously.

**COLLECTIONS:** The board reviewed the A/R Aging Summary. Stan made a motion to have attorney Lucas Peck send a certified letter to the owner of 76 Beaver Lane stating that we will proceed with foreclosure if full payment is not received within 30 days. Legal fees will be billed to the homeowner's account. Scott seconded. Motion passed unanimously. Gina was instructed to direct all conversations and correspondence only to the title holder.

Stan suggested a letter be sent to homeowners who are 45 past due to remind them of the new collection policy adopted last month. \$15 late fees will be charged June 1<sup>st</sup> for past due balances.

**PERSONNEL COMMITTEE REPORT:** Susie and Scott will contact Bruce to schedule Joe Meade's annual performance review. Joe has worked for Blue Lake for 11 years.

**BOARD MEMBER COMMENTS:** Stan did some research into the increase in property valuations. He said that the increase for his property was warranted based on the time period and the sales in the area. He handed out information he compiled from the Eagle County website for comparables for homes throughout Blue Lake.

Adjourned at 9:27