

**Blue Lake Board of Directors
Regular Meeting Minutes 6-10-09**

Meeting called to order at 6:40

Members in attendance: Susan Atwood, Bruce Pearson, Kelly McKenney, Missen Brucker, Stan Snyder. Absent: Scott Wirkler. Also in attendance: Gina Shaw, Robert Giacinto, Bill Reynolds, Kathleen Reichel, and Bart Outzen.

HOMEOWNER COMMENTS:

1. Kathleen asked what type of lighting is to be installed at the soccer field and its purpose. Gina explained the need for security lighting as requested by the sheriff's department. The lighting will not allow use of the parks after dark. The fixtures are low voltage and will cast light downward to silhouette or back light those in the park after dark. Bart Outzen commented about seeing people in the soccer field at 3 or 4 a.m. Gina will contact the sheriff's department to request enforcing the park closure.
2. Kathleen asked about noise ordinances and increasing the maximum height of fences along JW Drive. Susan said that we are unincorporated so noise ordinances may not apply. Gina will research this. Kelly explained the onerous task of changing our covenants to allow higher fences.
3. Bill spoke about the Friends of Crown Mtn. Rec. Center's efforts and asked for support from our board. The board felt the extent of our support should be limited to logistical ie, in the form of Bugle articles or inclusions of flyers in our mailing.
4. Bill spoke about Mid Valley Metro's pending contract with Grand River Construction for the repaving of the area of path around the lake to be done in Sept. or Oct. Bill will come to our next meeting with a schedule and plans.

RESERVE STUDY POLICY:

Susie spoke about a policy the board adopted in January of 2007 to update our existing reserve study every year during the budgeting process and have a new study done every 5 years. There was brief discussion of House Bill 1359 and our compliance with it. Gina is to write up a policy for approval at the next meeting. Policies will be posted to our website within the next month.

RENTAL SPACE LEASES:

- Community Health Initiatives' lease expires in August. Update should reflect that they are no longer renting space 2.
- Mid-Valley Counseling Services' lease is currently month to month. Susie led discussion of the boiler plate lease created recently by our attorney for SuNora's Hair Salon. We will proceed with proposed 5 year term with 3% annual increase. If the counselors prefer a 1 year we will agree to that, but with the increase to be determined annually. If they do not sign at least a year lease, we will actively pursue another tenant.

There was discussion of some of the issues arising from tenants i.e. use of lobby and complaints about maintenance inconveniences. Bart suggested we write a letter to all tenants addressing these issues.

MEETING SCHEDULE:

Bruce made a motion to move the regular board meetings to the second Tuesday of every month. Gina was asked to confirm Tuesdays with Scott Wirkler. If it works for him she is to post the change in the Bugle and on the website.

BOARD VACANCY:

Susie explained that the board can accept a replacement for a board vacancy for the remainder of the term. Cheryl's term was due to expire in Oct. 2010. Bart Outzen and Robert Giacinto addressed the board.

- Robert was nominated by Stan at the May meeting. Robert spoke of his involvement with Blue Lake issues. He attends most meetings. With Bart's interest in serving, Robert withdrew his nomination as he enjoys his role as a non-board member.

Bart spoke of his experience on various HOA boards in Greenville Mississippi. He is the director of Radiology and all Outpatient Clinic Services for Aspen Valley Hospital. He's lived in Blue Lake for 2 ½ years.

Kelly made a motion to accept Bart Outzen as a board member; Bruce seconded the motion and it past with a majority vote. Bart was welcomed, and Robert was thanked for his continued valuable input to our meetings.

SIDEWALK PROJECT:

Missen spoke of the imminent completion of the project. She has been very pleased with all parties involved. The installation of ADA ramps at Black Bear Trail, Pica Lane, and Rabbit Road are all that remain. Missen suggested hiring Joe Chacon of Sopris Curbing to complete these ramps. Grand River would hire a subcontractor. Joe is a homeowner who has done work for the association in the past and has a good reputation for work he's done throughout the valley. Joe's current bid is \$300 more per ramp, however his includes new specifications required by CDOT and Eagle County.

Missen will secure bids with the new requirements and poll the board for approval to hire Joe Chacon as soon as possible.

Susie spoke of her conversation with Greg Schroeder of Eagle County regarding the county's procurement policy requiring a 10% retainage for warranty work for 2 years. There was no mention of this during the May 27th conference call to iron out the contract with Grand River. She spoke of 3 options the county is offering for this 10%. Gina suggested we contact Tom Johnson (Eagle County Public Works) who was the contact person when the grant money was first awarded. She volunteered to contact him and ask him for a recommendation on a course of action.

Because the project is currently under budget and leaves unclaimed grant funds Missen suggested we do some patch and seal maintenance to other areas of our paths. This has been approved by the county. It was suggested that this work happen when Grand River does the work for Mid-Valley Metro. Joe Meade will be asked to come up with pricing for materials.

ADVERSE POSSESSION:

The board reviewed an email received from an attorney from Hindman Sanchez containing suggestions of granting licensure or easements. Granting a license for use of common space would require a homeowner to carry liability coverage. Bart suggested that these options may open a can of worms. Kelly suggested writing letters to homeowners whose personal property is on common space thus removing the "adverseness."

Bruce, Missen, and Gina volunteered to identify the violators and bring the list with descriptions of the items on common space to the next meeting.

LAKE POLICY CLARIFICATION:

There was discussion about the recent lake use policy after a complaint about a band playing during an evening party in May. Because there were no set rules governing noise at the lake, no violation occurred. The following additions were suggested to the lake use policy and will be voted on at the July meeting. Gina will add these to the next Bugle. The board is hoping for member feedback.

- Amplified music will point toward the highway. A sound baffle will be placed behind the band/speakers to further deflect sound away from homes.
- Parties and music will end at 9 p.m.

Missen, Bruce, and Bart volunteered to build a simple and collapsible sound baffle that can be stored in the room between the bathrooms. Kelly's husband Rob Furlow (an electrician) will determine what electrical modifications are necessary for the outlets on the gazebo before the next meeting.

LOAN PAYOFF:

Stan spoke about the list of arguments for and against paying off the community center loan. There was discussion about dipping into the reserves in the amount of \$16,000 to pay of the loan in its entirety. He proposes paying down the \$76,000 loan with the \$50,000 CD that matures on 6-19-09. Susie spoke of the promise made to homeowners in 2007 to use reserves only for necessary repairs. Susie suggested presenting this issue to the homeowners at the annual meeting with the discussion of budget when we will have a better idea what expenditures will need to be made. It was agreed to postpone this until the annual meeting.

PRESCHOOL FURNACES:

The board discussed the contract with the preschool. The school will repay the association for furnaces over the life of the contract. The agreement will be added as an addendum to their lease. Susie made a motion to sign this agreement; Missen seconded; motion past.

Missen made a motion to hire Valley Mechanical pending approval of the contract by the contract committee; Bruce seconded; motion past unanimously.

GINA'S REPORT:

The board asked Gina to email her report weekly to board members.

The board discussed the issue of the fence at 17 Pica Lane. Gina has communicated with the homeowner by letter only because of a language barrier. She will ask Joe Mitchell to speak to the homeowner before the next meeting.

FINANCE COMMITTEE: Stan, Bart, and Susie will work on the budget for next year. Stan suggested a July organizational meeting and invite homeowners to a meeting in August.

PERSONNEL COMMITTEE: Joe's review will be added to his file.

BOARD MEMBER COMMENTS: Stan asked that the large hole on the shoulder of JW across from the gate be filled in. Gina will talk to Joe or contact Road & Bridge.

Susie requested that Joe's crew finish removing the rocks from the ditch next to the office.

ADJOURNED: 10:00

