

Blue Lake Owner's Association

Board Meeting Minutes

November 8, 2016

Attendance: Scott Wirkler, Wendy Brez-Dahl, Jeff Bay, John Eaton. Absent: Billy Carr and Mike Stanberry. Also in attendance: Joe Meade, Gina Shaw, Loren Wilder, Bob Giacinto and Jason Jones of Aspen Tree Service.

Order: 6:37

Agenda Additions: Winter Parking

Homeowner comments: Gio asked about the continuation of a previous board's 5-year plan for tree plantings. Gina explained that Jason Jones would be arriving shortly to discuss trees.

Tree Management Plan: Jason presented a 2017 Proposal to include a comprehensive inventory and Management Plan; pruning/removal; insect/disease control; and new tree installations. He strongly encouraged aiming for age and species diversity for long term success. Jason looked at our Design Control recommended tree list and suggested revisions to eliminate trees that don't thrive and include new varieties that do. There was discussion of potentially piping sections of the ditch along JW Drive as large trees are removed.

Holiday lighting at entrance: Joe asked for pricing on assistance with lighting the 4 trees near the entrance as they are now 40 feet tall. Jason offered a truck with an operator at \$90/hour. Jason made recommendations for specific commercial grade LED lights as they could be left on trees without damage to trees for about 5 years if installed properly. He will provide a formal proposal within a week or so.

Minutes of October board meeting: John moved to approve as written; Jeff 2nd; vote 4:0.

Minutes of Annual Meeting: No changes were recommended.

Board Membership: Bruce's resignation was accepted. Loren Wilder was welcomed to fill the vacancy.

Officer Positions: Wendy nominated Scott as President; John seconded. Scott accepted.

John nominated Jeff as Treasurer; Wendy seconded. Jeff accepted.

Jeff nominated Wendy as VP; John seconded. Wendy accepted.

Gina will hope to get signature cards from all the banks for the next meeting to remove Bruce and add Wendy as signors.

Annual Meeting sparked topics: There was discussion of traffic on JW Drive. Gina will contact Eagle County Engineering on behalf of the board to request a 4 way stop at Buckskin/Badger/JW, and to ask for better enforcement of the 30 MPH speed limit.

Gina reported that the contractor came to inspect the new asphalt and that no issues were found but he assured us of the 2 year warranty on the work.

There was discussion of the potential for an additional sanding beach on the west side of the lake. Ideas were tossed around for relieving congestion during busy days; allowing for easier boat launching, etc. This will be added to an agenda for next spring and should be discussed at the January Lake Committee meeting.

Joe has ordered parts for 2 new dog stations at the base of the trailhead and on the common space between Rabbit Road and Ermine Lane. Gina suggested a sign on the trail to avoid having plastic bags left on the trail. Jeff suggested, "Pick it or Flick it" or "Pick it or Kick it."

Gina has contacted Century Link again in hopes that they'll repair the box at 179 Goose Lane.

There was discussion of translating some communications to Spanish, but no decision was made.

CCR violation review of 180 Goose: Gina was directed to write a letter requiring continued clean-up with a defined date in the spring (April) for demonstrated efforts in improvement shown or further action would be taken.

RFTA Stop Improvements: There was discussion of the email and phone call feedback from owners. It was agreed that continuing to work in cooperation with RFTA with a small proportional financial contribution to make the improvements happen is acceptable.

Street Parking Enforcement: There was discussion of specific areas of concern on Rabbit Road and Coyote Circle. Gina was asked to again contact the sheriff's department to ask for uniform enforcement of the no parking rule regardless of snow amounts. Gina will also contact E.C. Code Enforcement for the houses of specific concern.

Shed Roof at Preschool: There was discussion of the invoice for the roof extension at the preschool as it was significantly over budget. The invoice was approved for payment.

Joe's Report: Joe spoke about the final weeks of needing the crew to complete leaf clean-up. He may ask Daly Property Services to do one more day of leaf clean up as final leaves fall. He has wrapped, wired, fenced, and been watering trees that were planted in the last three years to survive the dry weather and the deer who have been doing significant damage.

Gina's Report: Gina reported that the sale of 330 Goose has once again fallen through. The bank will be forced to winterize again but turn water back on in the spring to keep the lawn maintained.

Financial Review: The board reviewed the Balance Sheet; P&L Budget Performance; and Accounts Receivable reports. Gina reported what she's found to-date for replacement health insurance for Joe as his current policy is no longer available as of Dec. 31. She will continue to research options and report for the December meeting.

Adjourned: 8:37