

Blue Lake Owner's Association

Board Meeting Minutes

April 11, 2017

Attendance: Scott Wirkler, Jeff Bay, Ted White, John Eaton. Also present: Joe Meade, Gina Shaw, and Steven Meyer. Absent: Loren Wilder, Wendy Brez-Dahl, and Mike Stanberry.

Order: 6:35

Homeowner comments: Steven Meyer introduced himself as the buyer of 284 Deer Run due to close on 5/5/17. He's applied for DCC approval on additional parking space next to the driveway.

Meeting dates: It was previously agreed to have our next meeting on May 16th in order to achieve a quorum. Ted will not be able to attend that meeting. It was now agreed that Gina will notify board members near the beginning of May to make sure we still have a quorum available for May 16th. If not we can discuss options for a different date.

Minutes of 3/14/17: John moved to approve as written; ted seconded; vote 3:0 (Jeff not present at last meeting.)

Daly Property Services contract signing: There was discussion of the contract. The cost is \$500 over the contract for last year. It includes 22 visits for common areas; 13 for soccer field; aeration and fertilization. Joe spoke of Daly's crew being knowledgeable and reliable and the established history with our association. Gina agreed that they are very easy to work with. It was agreed that next fall we will put the contract out to bid. John moved to approve signing the contract and to pay the full season amount in order to receive the 3% discount. Ted seconded the motion. Vote 3:0:1. Jeff abstained because his wife works for Daly.

Unpaved path on south side of JW Drive: There was further discussion on how to mitigate the muddy areas. It was agreed that either stone fines or 3/8' gravel put onto the muddy areas as a sample is sufficient.

Lake Park Improvements: Joe will be replacing the second set of volleyball posts this season. Gina requested and was granted approval to purchase more gate passes. She will seek competitive pricing if available for our gate. Jesse Ogren has shown interest in the Ranger position. Jeff suggested we interview any additional applicants at our next meeting. Gina suggested and gained approval for official uniform shirts for the Ranger. Jeff asked that we consider opening the bathrooms early and allow boats earlier than the end of May.

Pedestrian Safety on JW Drive: Gina spoke of her work toward getting flashing beacons on the pedestrian signs. The county has agreed to put orange flags on them for the duration of the construction on El Jebel Road (starting April 12.) The sheriff's department has received a request from Road and Bridge Department and the County Engineering Department for additional patrols through Blue Lake.

Vacant Lot at 298 Black Bear Trail: Gina spoke of her conversation with the owner about what type of home might be approvable. The owner may seek a variance to the building set-backs from the county to make construction more cost effective.

Mid Valley Counseling: The board reviewed a letter from the tenants. There was discussion of the tenants' longevity and low impact. Jeff moved to offer a \$50 reduction in rent for 90 days or until another partner can be found (whichever comes first.) Ted seconded the motion. 4:0

RFTA Stop Improvements: At the county's direction, Gina submitted a Right-of-Way Encroachment Application to the Planning Department. She was then told that putting shelters on the pads will require a Building Permit. RFTA is presently seeking funding from within for the shelters. We will eventually need to draft a contract for the association to own the shelters and RFTA to maintain them. This is the easiest path since we own the property. The We-Cycle stations (at JW/Buckskin and at the Soccer Field parking lot) will be installed toward the end of April.

CD for Reserve Funds: Scott spoke of the proper procedures of following through on votes made at meetings. At last month's meeting the transfer was approved, but email exchanges delayed the transaction. Gina explained the CCIOA laws that apply and that we are not set up to do votes by email.

The Fields Subdivision: Gina explained that the county gives very short notice on county planning or commissioner's meetings regarding development proposals in the area. She suggested that individuals wishing to attend such meetings sign up for direct notice from the county.

Joe's Report: Joe met with Jeff Braine of Holmes Concrete regarding the foot bridge abutments. Due to the delays with the RFTA stops, we will wait until next spring to complete this project. There was discussion and approval of converting one of our street lights to LED with a bulb that is eligible for rebates (with the least \$K as possible.)

Gina's Report: 39 General Maintenance violation notices were mailed last week with a Sept. 30th deadline for completion as most of these items are costly and will require getting on busy contractors' schedules. Storage patrols will be done again in the next couple of weeks. Few people are providing current registration without notice. 284 Deer Run has moved their shed off of common space as required by the variance prior to selling.

Financial Reports: The board reviewed the Balance Sheet; P&L Budget Performance; and Accounts Receivable Reports. There was discussion of Cowgirl Insurance's account with instructions of how to proceed to protect the association's interest.

Adjourn: 8:45