

Blue Lake Owner's Association

Board Meeting Minutes

April 12, 2016

Meeting called to order at 6:32

Attendance: Bruce Pearson, Scott Wirkler, Jeff Bay, Billy Carr. Absent: Mike Stanberry, John Eaton, Wendy Brez-Dahl. Also in attendance: Gina Shaw, Joe Meade, Bob Giacinto, Sheryl Carr, & Chris Striefel.

Minutes of March meeting: Jeff moved to approve as written; Billy seconded; vote 4:0.

Asphalt repair/ installation: Jeff moved to approve American Asphalt's bid to remove areas on east side of lake that are badly heaved and to replace it and pave the area of the new path to the pond. Gio suggests that we experiment on better ways to deal with tree root problems and volunteered to help Joe do so. Jeff suggested a compromise to at least pave the new path. Gina will contact American Asphalt to get pricing for just that portion of the bid.

Staining scope of work review: Gina presented the scope of work. The board approved it. Gina will contact 3 or 4 painting contractors per suggestions.

Account changes: Bruce moved to transfer \$100,000 from Bank of Colorado Reserve Account to Community Savings Bank in two \$50,000 twenty month CDs. Jeff seconded. Vote 4:0. Gina will email Jeff the wire transfer instructions.

Daly Property Services contract review: The board reviewed the proposed contract. Joe suggested changes to the instructions for mowing of the unirrigated areas. Billy moved to accept the contract with the changes requested by Joe. Bruce seconded. Vote 3:0:1 with Jeff abstaining.

Dakota subdivision: Jeff suggested we have communications with the residents of Dakotas asking that they follow posted rules when using the trails through Blue Lake and remind them that the park is private property. Gina will contact Fleisher Company who manages that HOA.

330 Goose Lane foreclosure: Gina reported that the short sale fell through and that a public auction will be held on 4/30/16. She has been in contact with the Public Trustee regarding amounts owed to the association.

Preschool Shed Roof: The board reviewed the 3 bids. Bruce moved to hire Saw Horse Construction. Billy seconded; Vote 4:0. Gina will assist in securing the permit and coordinate with the preschool for closure of the rear entry as necessary.

Joe's Report: New trees were planted on west side of lake. The remaining will go in around the pond. Joe presented options for the water fountain replacements. Billy moved to purchase model CDFPBC with a side spigot and a child step. Bruce seconded. Vote 4:0.

The Robinson Ditch is scheduled to come on the 15th. There may be delays beyond our control. New buoys and rope will be installed at the beach. The lake gate will be open when those are in place.

Gina's Report: Gina spoke of the 7 Design Control Applications that have been processed this month. There was discussion of a few CC&R violations.

Gina presented a proposal for office lobby furniture. Jeff moved to approve \$1500. Billy seconded; Vote 4:0.

Gina asked for approval to hire a fencing contractor at \$65/hour as a consultant to create a scope of work for the repairs/replacement of the fence around storage lot five. The expense was approved as an operational expense.

Financial Review: Gina reported that the 2015 Financial Review is still in progress by McMahan and Associates. The board review the Balance Sheet, P&L Budget Performance, and Accounts Receivable reports.

Adjourned: 8:10