

## Blue Lake Owner's Association

### Board Meeting Minutes

May 10, 2016

**Attendance:** Bruce Pearson, Scott Wirkler, Jeff Bay, Billy Carr, Mike Stanberry, John Eaton. Also in attendance Gina Shaw, Joe Meade, Missen (and Mike) Brucker, and Danny Sullivan. Absent: Wendy Brez-Dahl.

**Order:** 6:35

**Minutes of April 12:** Jeff moved to approve as written; Mike 2<sup>nd</sup>; 5:0.

**Asphalt repairs/new path:** There was discussion of the patches proposed last meeting versus complete removal and replacement of the heaved path near the lake gate. It was generally agreed that complete removal will give a better result. Jeff moved to accept American Asphalt's bid for approximately \$15000. Bruce seconded; vote 6:0.

**Office & Preschool staining bid review:** 4 bids were reviewed. Clean Right Power Washing (who has done the job for Blue Lake the two previous times) strongly suggests a two-step wood conditioning to remove old stain prior to applying new stain. Because this is a summer project, it was agreed that Gina will ask the other 3 companies to bid this extra step. She will also ask Clean Right to bid without the extra step. Tabled until June.

**Blue Lake to Missouri Heights Trail easement:** Danny Sullivan spoke of the trail being closed by a no trespassing sign at the construction site of a new home where the trail crosses to Sunrise Lane. It was agreed that the trail is heavily used by Blue Lake residents. Gina reported that the owner of the property has not responded to her request to discuss the trail closure. Danny proposed seeking a prescriptive easement and offered to represent Blue Lake pro bono if the association pays any necessary costs for filing fees, etc.. This type of easement is possible if use has been established for at least 18 years. Several present stated that they know of its existence for longer than that. Jeff moved to pursue preliminary steps to preserve trail access to Missouri Heights. Billy 2<sup>nd</sup>; vote 6:0. Gina offered her assistance to Danny in any way possible. Danny will report back next month.

**Digital Profile Restructure:** Gina reported all of the issues she's having with sending emails. Billy offered to work with our webhost service provider to come up with a plan. Jeff suggested using Office 365. Jeff moved to approve up to \$1000 to set up. Mike 2<sup>nd</sup>; vote 6:0.

**Preschool loan:** After last month's meeting Gina sent an email to the board regarding a loan document on which the preschool needs our approval. In an email Jeff and Billy agreed that we should seek legal advice from our attorney. In order to get full approval it was tabled until this meeting. Jeff moved to send the document to our attorney; Billy 2<sup>nd</sup>; vote 6:0.

**RFTA Stop landscaping:** Gina spoke of a request from the DCC to do plantings near the Buckskin stop to mitigate the future need for a fence at the new home. It was agreed that we will work with the eventual homeowner. It was suggested that we also ask RFTA to make improvements to the area.

Jeff suggested contacting We Cycle for a potential station in Blue Lake.

**Ranger Position:** Gina reported that Gabe gave notice that he will be unable to fill the position this summer. Gina will post the position as soon as a reliable email address is available.

**2015 Financial Review from McMahan and Associates:** The board was provided with the information from the accounting firm. Jeff read the Governing Board Letter and approval for signing the management letter was granted. When final copies are received they will be posted to the website.

**Preschool Shed Roof Update:** Gina reported that the architect who volunteered for the preschool has invoiced us for our portion. She will provide the stamped architectural drawings to our contractor for permitting purposes. The invoice for \$1639 was approved for payment.

**Storage Lot 5 Fence:** Gina and Joe spoke of their meeting with fencing contractor Evan Glasner. Evan will provide options for replacement of the back portion of the fence with anticipated prices for budgeting in 2017.

**Joe's Report:**

- The money budgeted for repairs to the ditch near Easy Street will not be needed this year.
- The new lake buoys are installed.
- The drinking fountain has been ordered.
- All ditches are running. There are some ongoing issues with the pumps at the pond and the tot-lot.

**Gina's Report:**

- Graduation parties are scheduled for Memorial Day weekend.
- There are three boats at the lake; one without a registration sticker. Joe will remove. Impound/storage fee will be assessed when we find out who it belongs to. The other boat owners have been contacted and registered for the year.
- Several complaints have come in for various dog issues or lack of mowing, etc. There was discussion of ongoing violations at 180 Goose. Jeff moved to rescind the reversal of their fines from last December; Scott 2<sup>nd</sup>; vote 6:0.
- Several more DCC applications have been approved in the last month.
- A homeowner has asked about stocking of fish. The last time we stocked the lake was in 2013. Funding for this was denied for this year.

**Board comments:** Jeff requested we move the rocks across from the lake gate closer to the road to discourage parking in that area. Joe explained the Mid Valley Metro trucks use the area to swing wide enough to enter the gate. Discussion of more signs resulted in agreeing that they don't work.

Gina was asked to contact Eagle County regarding repainting of crosswalks.

Adjourned: 8:35