

## Blue Lake Owner's Association

### Board Meeting Minutes

June 14, 2016

**Attendance:** Bruce Pearson, Scott Wirkler, Jeff Bay, Billy Carr, Mike Stanberry, John Eaton, Wendy Brez-Dahl. Also in attendance Gina Shaw, Joe Meade, and several homeowners (see sign-in sheet.)

**Order:** 6:35

**Minutes of May 10:** Billy moved to approve as written; Jeff 2<sup>nd</sup>; vote 7:0.

**Homeowner Comments:** Krystal Glassier-Levy, Will Sands, and Joann Glassier all had questions about the approval of the home brought in on trucks to 10 Buckskin. Gina explained how the variance was only to the "on-site" verbiage in the guidelines. All other requirements will be met, and the approval for the house plans was more arduous than typical as these were approved by the full board. It was suggested to ask Curtis Odom, (licensed architect and construction defect expert witness) to keep an eye on the construction process. (He is a volunteer member of our Design Control Committee.)

Joann Glassier also spoke of her concern for seeming lack of enforcement of some of the covenants. Gina spoke of her efforts to achieve uniform enforcement. Approximately 30 letters are sent each month for a variety of violations. Most people are quick to come into compliance and very few fines are assessed per our Enforcement Policy.

**We Cycle Station at Buckskin and JW:** Gina suggested we discuss the possibility of approving a station at this location so that residents have a chance to weigh in. She will put something in the July Bugle.

**Office & Preschool staining bid review:** Board members reviewed the revised bids from 3 contractors. Vince Shimp spoke about his bid and stressed his recommended process to achieve a "new wood" look and for the stain to penetrate consistently. Jeff moved to accept Clean-Right Power Washing's bid; John 2<sup>nd</sup>; vote 7:0.

**Blue Lake to Missouri Heights Trail easement:** Danny Sullivan talked about the cost/benefit to pursuing the public right-of-way. We received an estimate for survey/title work of \$2550. Danny gave a couple of scenarios of how to proceed but ultimately suggested finding out what kind of interest there is from residents and how they've been impacted by the closure at the top. A sign-in book at the base of the trail and a Doodle-poll survey was suggested.

**Digital Profile Restructure:** The new email account is up and working for our purposes. The scanner won't send directly to the new account. Jeff suggested eliminating the designated fax line and signing up for e-fax. Gina will research the savings.

**Preschool Shed Roof Update:** Gina reported that the permit was submitted to Eagle County on 5/23/16. We are waiting for approval. Gina will contact the contractor to work on logistics with scheduling.

**Storage Lot V Fence:** The consultant is still working on his recommendations.

**Joe's Report:**

- The drinking fountain was received; concrete work is in progress.
- He offered to put in new posts in storage lot V and re-use the panels until there are funds and a plan to replace portions of the fence there.
- More sand will be brought into the beach area.
- The men's room door/lock at the lake was replaced.
- There's a new pump at the Tot-Lot.

**Gina's Report:**

- DCC applications this month have included a treehouse, driveway extension, fences, exterior color changes, etc.
- Covenant violation notices are ramping up for weed/water/mow; dead trees, post-garage sale junk; dogs roaming, etc. Brendan McNamee spoke of his open case and wants clarification. Jeff suggested we table further discussion until all documentation of his case can be gathered for the next meeting. Gina suggested that he still be required to meet the deadline of the last notice to avoid further fines. Jeff so moved; Billy 2<sup>nd</sup>, vote 7:0.
- There have been several closings of late and many more pending.
- The asphalt crack fill and seal coating is scheduled to start the week of July 5<sup>th</sup>. Gina will coordinate with residents, office tenants, and the preschool.

**Board comments:** Wendy asked for a list of days the preschool will be taking kids to the lake. There was discussion of the new ranger. The board would like a weekend report each week. The board asked for strict enforcement of "no dogs on beach."

Adjourned: 8:35