

Blue Lake Owner's Association

Board Meeting Minutes

July 12, 2016

Attendance: Bruce Pearson, Scott Wirkler, Mike Stanberry, Billy Carr. Absent: Jeff Bay, John Eaton, Wendy Brez-Dahl. Also in attendance: Gina Shaw, Joe Meade, Bob Giacinto, Brendan McNamee, Phylis Mattice, Missen Brucker.

Order: 6:31

Homeowner comments: Gio spoke of an adverse possession lawsuit which he won in Eagle and yet was out \$4000 when it was finished. He is strongly opposed to pursuing the trail easement. Missen also voice opposition to spending HOA funds on this. Mike moved to drop the pursuit of the easement. Without a 2nd, Scott suggested we wait until more board members and Danny Sullivan are present to make a decision.

Minutes of June 14 meeting: Scott moved to approve as written; Billy 2nd; vote 4:0.

180 Goose CC&Rs: There was discussion of the current condition of the side yard; Gina spoke of area likely not being visible from neighboring lots with leaves on trees. Brendan asked that we table until **September. The board members will individually look at the property before the September meeting.**

Trail Easement: There was more discussion of the cost involved and Danny Sullivan's recommendation at the last meeting. Gina reported only one email in favor of pursuing the easement. Mike moved to not pursue the easement; Bruce 2nd; vote 4:0.

We-Cycle: Gina spoke of the 5 emails in strong favor of allowing a station on common space on the corner of JW Drive and Buckskin. There was discussion of what type of business it is. Phylis believes it to be a non-profit working in conjunction with RFTA. Billy moved to approve; Bruce 2nd; vote 4:0.

Lake use/Security: There was discussion of the recent vandalism and response to Gina's email. Overall damage seems minimal for the amount of use the park is getting. Several homeowners suggested cameras. Missen suggested more beefy volleyball posts costing a lot less than cameras and monitoring. Phylis suggested notifying homeowners of the cost of this vandalism. The board asked Joe to replace the volleyball posts when he can get to it.

Street parking: Gina reported many complaints about the number of cars parking on the streets especially in Filing 1 & 2 after 6 pm. The board was asked to observe those streets. The county has not been good about enforcement of no street parking Nov. 1- May 1.

CD's matured in June: The board voted by email in June to renew 2 CDs that matured 6/19/19 each for **24 months.**

Tree Maintenance: There was discussion of several areas where pruning will be necessary. Review of the budget occurred. Gina will contact Aspen Tree Service.

Preschool Shed Roof: Gina reported that the permit has been secured. Construction start date still pending. She will reach out to Saw Horse Construction again.

Storage Lot 5 Fence: Gina presented the estimate from Great Divide Fencing for budgeting purposes only. She suggested that the estimate is for a 4 foot replacement along the back of the lot and suggested we ask that it be resubmitted for an 8 foot tall fence. The board agreed. Joe reported that the old fence has been repaired for the time being.

Joe's Report: Joe spoke about the problems encountered with 3 pumps recently. This has delayed the installation of the drinking fountain. 56 tons of sand was added to the beach area. Common irrigation near 10 Buckskin needed to be moved as it was on the private property. Gina will speak to Curt Mason when the invoice for his assistance is received. Joe spoke of 12 more trees being donated by Loren Wilder.

Gina's Report: Gina spoke about an invoice from the law firm Peck Feigenbaum for work required by Pitkin County Title for a Lis Pendens that didn't exist on a property that is now closed. Gina will contact Pitkin County Title in hopes that they will pay at least a portion of this. Gina gave a progress report on the staining project and the seal coating project. She asked for approval to have the exterior windows professionally cleaned after the staining project is complete. Approval was given.

Gina asked the board for input on the proposed 6 foot privacy fence at 10 Buckskin as the DCC is split. The board agreed that we cannot disallow since other similar properties on corners of JW have 6 foot fences.

Gina reported a glitch in the ACH system causing the draft to happen a week early. Since it was a bank problem she will ask the bank to cover any overdraft charges that homeowners incur because of this error.

Meeting adjourned: 8:25