

Blue Lake Owner's Association
Board of Directors Meeting Minutes
September 13, 2016

Attendance: Bruce Pearson, Scott Wirkler, Jeff Bay, Wendy Brez-Dahl, John Eaton, Billy Carr, Mike Stanberry. Gina Shaw and Bob Giacinto also present. Absent: Joe Meade

Order: 6:33

Minutes of August meeting: Jeff moved to approve as written; Billy seconded. Vote 6:0.

Lake Use Committee: Bruce volunteered to be on the committee. We will ask for volunteers at the Annual Meeting, and Gina will continue to solicit homeowners for a potential meeting in January.

Preliminary Budget Review: Gina presented a draft of the Proposed 2017 Budget. There was discussion over several line items to assure accuracy. Trash service is estimated to increase by 76 cents per month per household per Waste Management. It was agreed to add \$5000 in Reserve spending for increased security at the lake, and potentially \$2000 in Operating. There was discussion of an Audit or Review for the 2016 financial statements. No agreement was made at this time. Gina will email the Review of 2015 to the board.

A small surplus is anticipated for this year, and Gina suggests a small deficit for 2017. Since no major Capital expenditures are anticipated, it was agreed to reduce the Capital Reserve Deposit by 76 cents per month per household to hold overall dues as they are in 2016. Gina will prepare a simplified budget with the discussed modifications to present at the Annual Meeting.

Daly Property Services 2017 Contract: There was discussion of the proposed contract which has no increase in price from this year. We will add two extra mowings at the soccer field to be done in the late spring/early summer when this year the grass got really tall. Billy moved to accept the contract; John seconded; Vote 6:0. Jeff abstained.

Board Member terms: Gina handed out the spreadsheet showing that Billy, Jeff, and Wendy's terms are expiring. John asked to step down from the board if there are new volunteers. Bruce will let us know by the Annual Meeting of his intent to continue on the board. Gina will continue to seek volunteers.

Preschool Construction Progress: Work started on September 6th. The footers are to be inspected tomorrow.

Financial Reports Review: The board reviewed the Balance Sheet and P&L Budget Performance reports. There are no homeowner accounts more than 59 days past due.

Board member comments: Jeff moved to approve up to \$750 for additional LED lights to match the holiday lights purchased for the entrance last year. Bruce seconded; Vote 7:0.

Jeff suggested we combine the monthly board meeting with the Annual Meeting on the 20th of October. It was agreed that the board will meet at 6:00. Gina will prepare a list of achievements and other necessary items for discussion at the Annual Meeting.

Gina was asked to speak with Jason Jones of Aspen Tree Service for developing a plan to remove and replace sickly or dying cottonwoods.

Adjourn: 8:05