

**Minutes of the Annual Meeting of the Membership
Blue Lake Estates Property Owners Association, Inc.
July 8, 2017**

The Annual Meeting of the of the Blue Lake Estates Property Owners Association, Inc. (BLPOA) was held on July 8, 2017 in the Blue Lake Community Center, pursuant to the required written notice to all members. This was the “annual meeting of the membership” as stipulated in the BLPOA By-Laws (Article III, Section 1).

Attendees:

Attending the meeting were President Johnny Burgess, Vice President Leah Roust, Treasurer Joe Moore and Secretary Jerry Bennett as members of the 2016-2017 BLPOA Board of Directors. Directors Denise Livingston and Chris Purcell were absent.

Also attending were new 2017-2018 POA Directors Cindy Bosl and Ron Smith and a large number of Blue Lake Estates property owners.

Call to Order:

The meeting was called to order by President Johnny Burgess at 10:05 a.m. Johnny welcomed everyone and thanked them for coming. He announced that an executive session of the 2017-2018 BLPOA Board of Directors would be held immediately following the adjournment of the annual meeting.

Johnny thanked everyone for their efforts to make the Fourth of July celebration on July 1 a great day acknowledging all the planning, buying of food and serving for the luncheon. He noted that the social committee keeps the net proceeds and uses those funds for events throughout the year. He said he thought the fireworks were better this year with more color and thanked everyone who made donations to the show.

Johnny also thanked long-time volunteers Bruce Lomax, Mark Smith and Art Greene for their work throughout the year. He specifically mentioned work done at the waterfront in the parks while the lake was lowered. He thanked Joe Moore for keeping the docks and bulkhead in good shape. Work continued on updating the Community Center with a new air conditioning unit. He noted that one of the air conditioners in the Community Center is a 1987 unit and long past time for replacement.

He said a new road surface was installed at Wennmohs Park. The bid was \$3,000 less than other bids. The road was widened during the construction.

Johnny called for a motion to approve the May 2017 meeting minutes previously distributed to all Board members and the minutes were unanimously approved.

Director Election Results

Jerry Bennett reported on the election to choose three POA directors to fill three vacancies. He reminded everyone that this was the first electronic vote since property owners approved the electronic voting process. He said the process went well and will serve as a good test for future POA votes. A total of 79 votes were cast and the slate of new directors was approved. In response to a question from the audience, Jerry said he did not believe the low number of votes was because of the electronic system, but rather an indication of there being three candidates for three openings. He added that the number of votes represented more than one fourth of the total possible votes—a percentage he said that was typical of turnout in civic, state and national elections that were not controversial.

Treasurer's Report

Joe Moore referred everyone to copies of financial information he had distributed earlier to all meeting participants. June 30 marks the end of the fiscal year and therefore information will be adjusted to reflect activity that occurs slightly before and after June 30. He said all bills are paid but stressed the POA is running out of money. We only have \$24,000 in usable funds and will seriously need to find additional revenue going forward. Un-budgeted expenditures including a new air conditioner in the Community Center, clean-up activities associated with the lowering of the lake and the new park road at Wennmohs were paid and still we came very close to balancing the budget. His complete report is a part of these minutes.

Storage Facilities

Leah provided an annual summary of the POA boat and trailer storage facilities. We currently have two vacancies at Devils Hollow and five vacancies at Sandy Creek. Annual bills are sent in August, due in September. An audience member asked if the POA could send out an email regarding the vacancies and Leah said that was a good idea.

Leah also reported on the July 1 fireworks show saying everything went very well. She said we collected \$7.1K in donations which will more than cover the cost of the event. Johnny said there are always accounting issues associated with total costs vs donations because of the June 30 fiscal year. With July 4 being on a Wednesday next year, Johnny said the community will need to decide soon about the dates for 2018 fireworks and other activities adding that we are in competition for fireworks vendors with larger events around the lake and in Austin. He will send a survey to all property owners to determine the best date.

Leah said Constable Gary Olfers and his associate did a great job of traffic control and suggests the POA invite them and their families to have a thank you lunch next year at the Community Center.

Gary Baty asked why the annual meeting was not held on July 1 saying there might be better attendance from part-time residents. Johnny said the increasing popularity of the luncheon makes scheduling the meeting very difficult. Social Chairman Karen Smith agreed. Rod Bond asked if the meeting could have been held on Sunday, July 2. Jerry Bennett said our covenants and by-laws say annual meetings can only be held on a Saturday between May 31 and July 31.

Karen Smith said she was pleased with the number of new volunteers for this year's event and their comments on what a positive experience it was. She added that new residents are bringing a new spirit of volunteerism to Blue Lake.

Other discussions among meeting participants were the difficulty of finding candidates for the POA Board and changing terms of POA directors to three years instead of two years.

Leah also reported that the golf course is doing very well with good weather and good business. Next event will be another pancake breakfast on Labor Day weekend.

Blue Lake Golf Club Director Mark Smith thanked the Blue Lake POA Board for its continuing help with the golf course improvements. He said the recent rally event raised \$11K gross and \$9K net for the Club and there have been several other donations to the Club including \$5K from the Fox family in memory of their father/grandfather. Mark said there will be four vacancies on the golf board in January and urged property owners to consider running for a position.

Johnny noted that the POA and the Golf Club work as a team and the Club is not subsidized by the POA. The Club pays rent to the POA and the POA Board unanimously agreed to waive rent payments during the slower winter months to help balance the Club budget. He said the POA Board recognizes that a well-functioning golf course increases property values and is a nice amenity for property owners.

Johnny thanked Leah for her service to the POA especially during the past six months when the Board was short several members.

He introduced the two new POA Board members—Cindy Bosl and Ron Smith—and welcomed Joe Moore back for the beginning of a new two year term.

Ron said he and his wife Leslie fell in love with Blue Lake the first time they visited here. Ron and Leslie live in Lakeway where he is a Realtor and she is a dental hygienist. The friends who introduced them to Blue Lake live next door now on Hillview. He said he and his wife are here just about every weekend.

Cindy formerly owned a home on West Bluebonnet. She and her husband Bruce recently purchased a lot on North Blue Ridge and plan to build a home there. They live full time in Weimar.

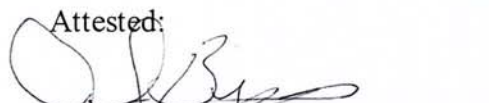
Adjournment:

There being no further business, a motion was made to adjourn. The motion passed, and the meeting was adjourned at 10:50 a.m.

Recorded by:


Jerry Bennett, Secretary

Attested:


Johnny Burgess, President