

**MINUTES OF THE BOARD OF DIRECTORS
OF THE BLUE LAKE PROPERTY OWNERS ASSOCIATION
NOVEMBER 5, 2017**

A special called meeting of the Board of Directors of the Blue Lake Property Owners Association (BLPOA) was held November 5, 2017 at the Blue Lake POA office.

Present: President Ron Smith, Treasurer Joe Moore, Secretary Jerry Bennett and Greg Ferguson as members of the BLPOA 2017-2018 Board of Directors

Call to Order

The meeting was called to order at 8 a.m. CST by BLPOA President Ron Smith. In his new role as President, Ron said he will be attending the meeting of the Blue Lake Golf Club Board of Directors (BLGC) on November 8 to introduce himself and update the BLGC on ongoing BLPOA activities.

Ron thanked the Board members for assembling following the death of former BLPOA President Johnny Burgess on November 2. Ron asked the Board to acknowledge the contributions by Johnny. Ron has received information from a resident who would be interested in filling out Johnny's term and he will contact that person. Board members agreed that person would be a good addition to the Board.

The minutes of the October 21 Board meeting, which had been reviewed by email, were presented for approval and were accepted into the record by a unanimous vote. Ron thanked Jerry for summarizing the September minutes at the October meeting. Discussion followed that summarizing the minutes was a good idea and should be a part of all quarterly meetings. Ron asked that more printed copies of the minutes and financial information be made available at those meetings. He said he will be distributing an agenda by email of future quarterly meetings in advance and at the meetings. It is his intention that all future quarterly meetings will be upbeat and informative.

Ron said he will ask Sharon Bowen and Angela Thomas to make him aware of new residents so the Board can welcome them to the community. The Board agreed that a welcome package be provided to new residents that includes important documents and perhaps a free round of golf at the Blue Lake Golf Course.

Ron said he will be contacting Watkins Insurance to finalize the current insurance policy. Greg said he has asked a resident to compare the costs of the Cincinnati policy to a MetLife policy.

Ron noted that his move from Vice President to President created a vacancy and Greg Ferguson agreed to serve as Vice President.

The Board authorized the following Directors to sign on the POA bank accounts at FirstUnited Bank: Ron G. Smith, Greg Ferguson and Gerald E. Bennett. Jerry will deliver a copy of these minutes to the bank manager.

Ron said he would like for the Board to be considering POA restrictions for violations of the Covenants and steps to take to address the violations and consequences if they are not corrected. He cited the recent complaints the POA has received regarding storage pods at the Terrance Murphy residence. Ron met with Murphy and, while sympathetic to the extent of water damage that occurred, said the POA and the property owner could have and should have addressed the problem earlier.

The Board agreed that the POA must enforce deed restrictions immediately when they occur in the future and, in addition, should notify property owners who have been in violation for long periods of time. This would include the boat and trailer storage areas with possible consequences being seizure and sale of items.

Ron said the Board should put a program in place with standardized procedures and, if appropriate, form a committee of like-minded property owners to develop a plan. At the very least, beginning immediately, a certified letter will be sent to every property owner in violation of deed restrictions.

Ron led a discussion regarding a possible increase in the maintenance assessments. Greg said, with our tight budget, a reasonable increase is both appropriate and, in the decline of volunteers, necessary. Ron said this should be the number one priority for the POA and he will make it an agenda item at the January quarterly meeting. The Board agreed that we can learn from previous attempts to increase the assessments and should avoid confusion regarding how the increase would be spent and ensure property owners that the BLGC would not be receiving any proceeds from the increase. Joe said he would provide complete financials for any vote on an increase and suggested that every property owner should receive that information.

Ron suggested forming a committee of property owners to consider promoting a change in the Covenants to permit more realistic voting procedures. Joe pointed out that similar measures were not well received in the past.

Joe offered an alternative idea to have the POA collaborate with the MUD to include the costs of maintaining the parks with other MUD services such as water, sewer and road maintenance. The Board agreed that would be an excellent solution to the POA's largest expense and might preclude the necessity of an increase in assessments. Ron will meet with MUD President Rod Bond to discuss.

The Board discussed setting the date for the 2018 4th of July celebration and fireworks and agreed on Friday, June 30, the Saturday before July 4 which falls on a Wednesday in 2018. Setting the date as soon as possible will facilitate choosing a pyrotechnics company and putting together a strategy to encourage fireworks donations. Jerry will meet with Karen Smith to determine if she will be heading up the parade and luncheon committees this year and if her committees would be receptive to the June 30 date.

Ron asked Greg and Jerry to join him as a POA Architectural Committee to review all requests for remodeling, new construction and variances. He said it would be the goal of the Committee to handle each request in a more-timely manner than the POA has in the past with appropriate consideration of notification, as necessary, of neighboring property owners. Following discussion, the Board agreed that Ron will contact Tracy Schiemenz, who has served as an architectural consultant to the POA in the past, to determine if he would be interested in working with the POA again. A motion passed that would pass along the cost of using Tracy to the property owner submitting the request.

Greg said he spoke with Louann Webb regarding her request for funding to clean the windows at the community center and suggested she proceed with an estimate of \$200. Jerry said Mark Rabin asked if the sewer system at the community center could be cleaned out. Jerry hired Pennington Plumbing who performed the procedure for \$125.

Ron noted a return of infestation of ball moss spores at Wennmohs Park. Discussion followed regarding the cost of treating the problem. Jerry suggested using an existing \$1,500 supplemental parks budget to cover a portion of the costs. Ron will obtain an estimate from an arborist he has used in the past.

Greg and Jerry agreed to meet with Jake Boland of Sam's Nursery and Landscape to provide Greg with an overview of mowing and irrigation systems services provided by Sam's.


Ron set the time and date for the January 2018 quarterly for 10 a.m. CST on January 20 at the community center.

Adjournment:

There being no further business, a motion was made to adjourn. The motion passed, and the meeting was adjourned at 9:36 a.m. CST.

ATTEST:


Jerry Bennett, Secretary

APPROVED:

Ron G. Smith, President