

**MINUTES OF THE BOARD OF DIRECTORS  
OF THE BLUE LAKE PROPERTY OWNERS ASSOCIATION  
OCTOBER 21, 2017**

A meeting of the Board of Directors of the Blue Lake Estates Property Owners Association, Inc. (BLPOA) was held on October 21, 2017 at the Blue Lake Community Center, pursuant to the required notice. This was a “regular meeting” as stipulated under the BLPOA By-Laws, which state that the Board shall meet quarterly in the third week of April, July, October and January.

Present: President Johnny Burgess, Vice President Ron Smith, Treasurer Joe Moore and Secretary Jerry Bennett as elected members of the BLPOA Board of Directors. Director Greg Ferguson was absent. Also attending were 15 property owners.

**Call to Order**

The meeting was called to order at 10 a.m. by BLPOA Vice President Ron Smith. Ron thanked all the property owners in attendance and for taking an interest in their community. He mentioned there are a number of newcomers in the community and urged everyone to introduce themselves and welcome them. He announced that Greg Ferguson is a new Director filling a vacant position but unable to attend today’s meeting. He said Greg is a long time full-time resident living here more than 30 years.

**Minutes:**

Ron asked Jerry to read the minutes of the Board meeting on September 16, 2017, which had been reviewed by email. Jerry read the minutes. Johnny asked Christine Nicknish of the Blue Lake Golf Club (BLGC) to present the new golf course superintendent’s occupancy agreement referenced in the minutes to BLGC President Hobie Strand. Christine said she and Ron had reviewed and she had some suggested changes that she and Ron will discuss. The minutes were accepted into the record by a unanimous vote of the Board.

**Treasurer’s Report:**

Joe Moore distributed the Treasurer’s Report for October, Balance Sheet and the Profit and Loss Budget vs Actual July through September 2017 copies of which are included as a part of these minutes. Joe said the POA has \$132,602.21 in usable assets not including dedicated funds and fireworks donations. A copy of the Report is included as part of these minutes.

Joe said the Board is considering accessing the Community Fund for maintenance use. The Community Fund was established several years ago to build a new community center. Of the \$33,000 in the Fund, only \$7,300 represents donations by residents with the balance representing annual donations by the POA. Joe said there is \$26,000 available for use if the POA believes it is appropriate. He said the POA currently has only \$69,000 in excess funds.

Johnny said Property Owner Bill Stevens brought the Community Fund to his attention. Angela Thomas and Sharon Bowen of the MUD/POA office prepared a list of people who have donated. Donation amounts range from a high of \$1,000 but most donations were small amounts. He said there are no immediate plans to use this money and suggested an appropriate use might be extra money to maintain the existing community center. He said Property Owner Bruce Lomax suggested the POA Board should ask donors if they wanted their donations returned.

Johnny said the POA currently has no money in the Fireworks Fund to cover the cost of the 2018 Fourth of July fireworks display. He said if donations do not cover the cost of the display, the POA might have to pay for costs from other existing funds.

Johnny said the POA Board will be discussing an increase in the maintenance assessments and he will be distributing a questionnaire to property owners regarding how to proceed. He said he wants to make it very clear that if such an increase is approved, it will be only used for POA maintenance.

Johnny asked Jerry for a parks report. Jerry said, as included in the September minutes summary, everything is in good shape. The recent replacement of the barrier fencing is complete and should be more maintenance-free with the posts set in concrete. He said the majority of the cost of the fencing will be covered by donations from the BlueHaven Foundation.

Johnny said Greg Ferguson, our newest POA Board member, was unable to attend today's addition but Johnny said he is a welcome addition, eager to get involved and looking forward to assisting Jerry with the parks.

Ron said billing for boat and trailer storage went very well with only \$1,205 remaining to be collected. We have one vacancy in Devils Hollow and six open spaces in Sandy Creek. He said we will be clearing the metal markings at Devils Hollow following the final mowing this season and that should make it easier to identify dedicated spaces.

Johnny said Bruce Lomax is pleased with the infrastructure project he is supervising to update POA buildings.

Johnny said thanks to Ron and Jerry we now have an accurate survey of all POA facilities including addresses and Llano County ID numbers.

Johnny asked for comments or questions from the property owners in attendance.

Lou Ann Webb asked if the Board would approve cleaning the windows in the community center. Johnny said yes.

Christine Nicknish asked about the variances which the POA approved last month that Jerry mentioned in his reading of the minutes. Jerry and Ron reported there was a request and approval for a golf cart garage for a house on Packsaddle, a built-on-site storage building for a house on Hillview and approval of plans for a new home for Joe and Linda Kahanek on Blue

Ridge. David and Ginger Mitchell requested a 20 inch variance for a remodeling project on their home on Packsaddle and the Board approved the variance.

Property Owner Gary Baty asked if the POA was going to have the temporary storage pods moved from the corner of Packsaddle and Golf Course. Johnny said no. There was a discussion about our Covenants not addressing temporary storage units and Property Owner Tommie Kepner suggested maybe the Covenants should be changed to cover this problem. She agreed that legal action was not desirable nor was a vigilante approach. Johnny said the owner now has a permit and a contractor is at work. Ron said he has the same insurer that the property owner has and it was apparent that the insurer offered to handle the remodel, based on Ron's experience, but that the property owner chose to handle himself—otherwise the problem would not have been so long in being resolved. Property Owner Ken Taylor said the POA should definitely change the Covenants.

Gary Baty said the POA should ask Llano County Commissioner Peter Jones to have the grass mowed along RR2831. Jerry said he had spoken to Peter regarding the repaving of the highway several months ago and Peter said it is not a county road, rather a TXDOT highway. Jerry added that The City of Horseshoe Bay recently annexed property along RR2831 and the highway is now within the City of Horseshoe Bay city limits from TX71 to Deerhaven. He urged Gary to contact the HSB City Manager.

Ken Taylor asked why the POA is not collecting delinquent accounts for the additional revenue that would bring. Ron said the billing for boat and storage facilities was only mailed a month ago and he was confident they would all be paid. Sharon Bowen said the only unpaid assessments were the usual property owners who do not pay and liens have been placed on their properties as in the past.

**Adjournment:**

There being no further business, a motion was made by to adjourn and the motion passed. The meeting was adjourned at 10:54 a.m.

ATTEST:

APPROVED:

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Jerry Bennett, Secretary

Johnny Burgess, President