

**Minutes of the Annual Meeting of the Membership  
Blue Lake Estates Property Owners Association, Inc.  
July 2, 2016**

The Annual Meeting of the of the Blue Lake Estates Property Owners Association, Inc. (BLPOA) was held on July 2, 2016 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 Johnny Burgess, Leah Roust, Joe Moore and Jerry Bennett as members of the 2015-2016 BLPOA Board of Directors. Directors Lavonne Blalock and Chris Purcell were absent.

Also attending were a large number of Blue Lake Estates property owners.

**Call to Order:**

The meeting was called to order by President Johnny Burgess at 4:00 pm. Johnny welcomed everyone and thanked them for coming. Johnny called for a motion to approve the June 2016 meeting minutes previously distributed to all Board members. Leah made the motion and Joe seconded and the minutes were unanimously approved.

**Treasurer’s Report**

Joe referred the Board and other attendees to the Fiscal Year-End Treasurer’s Report which was distributed to all prior to the meeting. That Report is included in these minutes. He distinguished between segregated funds and other balances which are not available for operating the POA. He noted that the Replacement Fund has been restored to \$40k as has been the intent of this and previous boards. He also noted that the \$5k annual transfer to the General Fund as established by the board headed by Bob Burkhalter was reinstated. He concluded saying that \$83,669.66 is the true total useable cash assets available as the FY2016-2017 begins.

A question from a property owner concerning the cost of this year’s fireworks was addressed by Johnny Burgess. Johnny explained the POA had a carry forward of donations from the previous year and it would appear that those donations and donations that have been received this year will be more than enough to cover the \$11,000 cost for this year. He provided a history of fireworks displays in Blue Lake Estates beginning with Brian Pickens’ family and continuing with the POA and residents’ donations funding displays conducted by volunteers until last year. This year Johnny requested and received bids from three pyrotechnics companies—all having been used and referred by The City of Horseshoe Bay. The company selected by Johnny and approved by the BLPOA Board was by far the least expensive and the total cost was very similar to expenses in the past using Brian’s family. This is a turn-key operation with the pyrotechnics company providing the insurance, liaison with the Horseshoe Bay Fire Department and all clean-up following the show.

## **Storage Facilities**

Leah provided an annual summary of finances related to the POA boat and trailer storage facilities. The storage area income was \$12,495. Out of that we paid \$10,528.72 for mowing and maintenance of the storage areas. Plus we paid \$478.08 for electricity and \$478.08 miscellaneous expenses. That leaves \$1,498.20 from storage fees. We have used these fees in the past to help beautify the storage areas.

We currently have no vacancies. Annual bills are sent in August, due in September. There may be vacancies at that time.

Johnny commented that the storage areas were looking really good and that is time and labor intensive work.

## **Water Weeds Treatment**

Leah said Wennmohs and Devils Hollow waterfront areas will be treated for water weeds in July. She said the LCRA reported the problem is not as bad as in previous years but recommends treatment. Leah will treat the channel area behind the dumpsters immediately.

## **Director Election Results**

Leah reported on the results of the election to fill two vacancies on the BLPOA. Both Johnny Burgess and Jerry Bennett were re-elected. They were the only candidates.

## **Parks**

Jerry began his summary of the condition of the parks at fiscal yearend by noting that our waterfront parks distinguish Blue Lake Estates from all other communities on Lake LBJ. Much of our maintenance assessments is spent on keeping the parks in top condition for residents' use. He said irrigation systems in all parks have been upgraded and the company that mows the grass in the parks—Sam's Nursery and Landscape—is now responsible for maintaining the irrigation systems as well. Their workers will immediately repair or replace any faulty sprinkler heads or other equipment which should prevent dry spots. The irrigation system at the entrance to Blue Lake in front of the POA office had to be replaced. The owner of Sam's Nursery and Landscape recommended a beautification project as a part of the construction. Using donations from The Bluehaven Foundation, we were able to add grass and mulch for a relatively small amount of money and the results are evident. He said trees in the north end of Devils Hollow Park were trimmed as were all the trees in Wennmohs Park. He said we chose those two areas based on budget constraints and because Devils Hollow Park along Blue Lake Drive and across from the golf course is the most visible park and Wennmohs is the most popular and most used. Thanks to The Bluehaven Foundation, all parks updates were completed within budget. He concluded by saying he is looking forward to being responsible for the parks during the next fiscal year.

Leah added that much of the work previously performed by volunteers in the parks including the raking of the beach at Wennmohs which she performed are now being done by Sam's Nursery

and Landscape so, while the annual cost of park maintenance has increased, we are receiving much more benefit.

### **Community Center Inspection and Updates**

Johnny said a major accomplishment of the POA for 2015-2016 was the inspection of the POA-owned community center. The company conducting the inspection produced a 46-page report dealing primarily with electrical, air conditioning and plumbing issues. Johnny reported that plumbing issues and air conditioning updates were handled immediately. We now have a twice-a-year inspection contract with an air conditioning company. Bruce Lomax and Art Greene worked with an electrical company to bring all issues noted in the report up to code. Bruce commended Johnny on his efforts adding that this has been the first time in many years such a comprehensive inspection has been done on this facility. The POA also hired a pest control company to provide twice-a-year inspection of the community center and the golf greens superintendent's home across the street. Johnny and Bruce are proceeding with identifying other problems and fixing them immediately.

### **Change in By-Laws**

Johnny referred all residents in attendance to handouts regarding a change in the by-laws to put a spending cap on POA expenditures on new capital expenditures. He noted that all property owners were notified 30 days in advance of a vote at the annual meeting on this topic. A follow-up email to all residents requesting their input resulted in a majority in favor of such a change. Following discussion among residents at the meeting, a vote was taken and the change was approved. Property owners must approve any plan to spend more than \$10,000 on a new capital project. The by-laws will be changed to reflect this change.

Johnny also reminded the attendees that a new electronic method of voting on covenant changes and new directors has been approved by property owners. Jerry said the POA will be asking each household to provide one email address for this purpose and urged property owners to select an email address that is accessed regularly. He suggested that a majority of property owners may choose to vote using their cell phones.

Johnny closed the meeting with a thank you to all the volunteers who make Blue Lake such a great community.

### **Adjournment:**

There being no further business, a motion was made to adjourn. The motion passed, and the meeting was adjourned at 4:35 pm.

Recorded by:

Attested:

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Jerry Bennett, Secretary

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Johnny Burgess, President