

**MINUTES OF THE BOARD OF DIRECTORS
OF THE BLUE LAKE PROPERTY OWNERS ASSOCIATION
APRIL 22, 2017**

A meeting of the Board of Directors of the Blue Lake Estates Property Owners Association, Inc. (BLPOA) was held on April 22, 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 Leah Roust, Treasurer Joe Moore, Secretary Jerry Bennett and Director Denise Livingston as elected members of the BLPOA Board of Directors. Director Chris Purcell was absent. Also attending were 15 property owners.

Call to Order

The meeting was called to order at 10 a.m. by BLPOA President Johnny Burgess.

Approval of Minutes

Leah said the minutes of the March minutes as previously distributed to all members of the Board were incorrect. Only one-half of the expenses for the Fourth of July fireworks have been prepaid and not the total amount. Jerry made a motion to approve the minutes as amended and the motion was approved unanimously.

Golf Club Update

New Blue Lake Golf Club (BLGC) President Hobie Strand updated attendees at the meeting on the activities and condition of the course. He said he continues to receive compliments on the condition of the course and is especially pleased to hear from members from ten and even 30 years ago. He thanked the BLGC superintendent and “a herd of volunteers” for all their efforts. To maintain the course in this condition he said the BLGC will need an additional person. A better looking course, he said, means more outside players and with only 40 members, outside players are very important to the survival of the course. He said January, February and March saw good cash flow thanks to the good weather and the rent waivers by the POA since October. BLGC Board Member Christine Nicknish and BLPOA Vice President Leah Roust told attendees about the May 13 rally and fund raiser with team play. They said prizes have been donated by area businesses and there will be a silent auction. There will be a barbecue dinner open to all following the rally for \$10. They also said there will be two pancake breakfasts including one on Memorial Day and another in the Fall.

Johnny welcomed new POA Board member Denise Livingston who is taking the position formerly held by Lavonne Blalock who resigned.

Social Committee Update

Social Committee Chair Karen Smith updated the attendees on several upcoming events including the final C&C of the Spring in May. She said C&C will break for the Summer resuming in the Fall when she has already lined up hosts for the rest of the year. The Ladies Luncheon will be held on April 29 at the Community Center. Independence Day events will occur on Saturday, July 1, adding that the various events present the opportunity for excellent people to take strong leadership roles. She said the same is true of the Christmas Party. The Committee is always looking for new ideas and ways of doing things.

Johnny said very special thanks are in order for Karen and her committee. Donations are now being accepted for the Independence Day fireworks on July 1.

Bruce Lomax updated the attendees on activities he, Mark Smith and Art Greene, working in tandem, have conducted in the community this year. Following receipt of the 42-page inspection report on the Community Center, we have determined the building is old but safe and he and Mark completed several projects to keep it that way. Johnny said our new strategy going forward is to “fix it before it breaks”. Bruce is checking other golf course buildings for any repairs that need to be addressed.

While Lake LBJ was lowered by the LCRA—the first time in eight years—the POA asked Bruce to hire a crew to make repairs on all POA parks, removing debris and plant growth on the shorelines. He particularly pointed out the cleanup at Blue Ridge Park—a beautiful area he said where maintenance had not been addressed in many years adding the waterfront is now safe for swimming there. The boat launch at Devils Hollow Park was cleaned out and made more accessible and much safer for larger boats. At Wennmohs Park his crew dug out the swimming area four feet deep and brought in new sand. Total costs for these projects was \$5,400.

Johnny thanked Bruce and has asked him to create a list including a budget of any other areas in the community that would benefit from cleanup and repair. He said it is the goal of this Board to contract out hard work for safety concerns of our volunteers.

Johnny reminded the attendees that the POA will be looking for new candidates to fill the three Board positions that will be vacant beginning in July. He said the Board is obligated to hold the quarterly and annual meetings but has determined that monthly meetings are not always necessary. Gary Baty is chairing a committee to find new Board candidates.

Parks Update

Jerry Bennett said that investments made in the previous fiscal year have really paid off this year. All sprinkler heads at Wennmohs Park were replaced allowing full coverage of all grassy areas. Irrigation systems were updated at Devils Hollow Park and Driftwood Park solving problems in those areas. Tree trimming at Wennmohs and Devils Hollow has allowed more sunlight reaching the grass for healthier growth. Jerry complimented Bruce Lomax for his leadership in the cleanup of the parks. The only new project this year was the barrier fencing at Driftwood

Park—similar to what has been in place at Wennmohs for years—that prevents property owners from driving vehicles into that park.

Johnny said he and MUD President Rod Bond are working more closely together now addressing common areas of usage and costs of related repairs going forward.

Leah said there are spaces at both boat and trailer storage areas available for lease.

Leah also led a discussion on the future of the tennis courts. She said the POA receives approximately \$1,900/year in fees from property owners who use the courts. Discussion from the attendees about frequency of use by property owners and how a portion of the courts could be adapted for other uses including racquet ball or pickle ball.

Jerry suggested, before proceeding, we might reach out to the property owners about what types of recreational facilities they might want similar to a survey conducted several years ago by the Long Range Planning Committee. Joe Moore said there is no money for any upgrades in the current budget.

Leah will ask her husband, John Walters, who is a certified arborist, about the large live oak tree adjacent to the tennis courts and what can be done to control roots erupting into a portion of the east court.

Bruce Lomax suggested increasing the fees of storage areas to increase POA income.

Mark Smith summarized planning for projects underway in the POA-owned land west of the golf course adding a chipping and possible driving range to the existing putting area. He said these could increase visibility of the course for property owners. Question from the attendees regarding if times for jogging and walking on the golf course could be arranged. Johnny said that would be a BLGC decision.

Johnny said that the POA is in a maintain mode because of lack of money and money is not increasing. The POA will take care of our parks and other facilities. If we have additional funds, the POA would consider other activities/facilities but the mindset of this POA Board is to be fiscally conservative.

Donna Stevens asked if something can be done about property owners who have vehicles including large RVs parked long term in front of homes and along streets. Johnny said the POA Board is very aware of the problem and has consulted with our attorney. The Texas State Legislature had stripped the ability of HOAs and POAs from enforcing certain restrictive covenants including parking RVs. Our attorney tells us it would be very expensive to enforce. Joe Moore said over reaching by HOAs in the Houston area are responsible for these restraints. Other concerns were expressed regarding contractors working on Sundays.

Treasurer's Report

Joe Moore said thanks to the POA Board and its concerns for use of POA funds, the POA is in good shape even after forgiving rent to the BLGC since October. The Board's prudent use of the \$40,000 Replacement Fund has covered costs of new air conditioners and expenses associated with replacing the golf course pump at Devils Hollow following a power surge. He reminded attendees that dedicated funds such as those for a possible new community center and rebate fees for new construction and remodeling are not available to the POA. He said the POA will need in excess of \$5,000 to cover the remaining costs of Independence Day fireworks.

Adjournment:

There being no further business, a motion was made to adjourn and the motion passed. The meeting was adjourned at 11:10 a.m.

ATTEST:

APPROVED:

Jerry Bennett, Secretary

Johnny Burgess, President