

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

A meeting of the Board of Directors of the Blue Lake Estates Property Owners Association, Inc. (BLPOA) was held on January 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 Leah Roust, Treasurer Joe Moore and Secretary Jerry Bennett as elected members of the BLPOA Board of Directors. Directors Lavonne Blalock and Chris Purcell were absent. Also attending were 25 property owners.

The meeting was called to order at 10 a.m. by BLPOA President Johnny Burgess. Johnny thanked all the property owners in attendance and for taking an interest in their community.

The minutes of the Board meeting on November 14, 2016, which had been reviewed by email, were presented for approval. Leah moved to accept the minutes, Jerry seconded and the minutes were accepted into the record by a unanimous vote.

Treasurer’s Report:

Joe Moore distributed the Treasurer’s Report for December and the Profit and Loss Budget dated December 2016 copies of which are included as a part of these minutes. He reported that all bills are paid and there are no new projects underway or contemplated.

2016 POA Board Accomplishments

Johnny said he would like to review the accomplishments for the previous year.

Community Center: Johnny said there have been several infrastructure improvements following a thorough inspection by a professional building inspector. The Board agreed that the previous strategy of putting “band-aids” on problems was no longer appropriate and the new strategy of replacing aging and damaged materials is paying off.

With the oversight of Bruce Lomax and/or Mark Smith and Art Green, the following improvements have been made:

New air conditioner installed. One of three units failed—the one installed in 2002—and was replaced. He said one of the remaining units was installed in 1984 so we can expect to replace the other units as necessary.

New sliding glass doors. One of the musicians preparing for the Christmas party walked through one of the sliding glass doors. After discussion with our insurance agent, it was determined that

our policy only covers replacing the glass and not the entire door. Old doors were plate glass and a possible liability issue. Bruce researched the cost of new doors and recommended that both sets of doors needed to be replaced and updated with tempered glass. The insurance agent agreed and the Board approved.

Other community center updates included replacing rotten boards with Hardi-plank, cleaning out flower beds, replacing spray flower bed irrigation systems with drip systems to prevent damage to siding, updating the electrical system to include GIF and installation of new exterior lights that operate dusk to dawn. In addition, the building and parking lot were power washed. The parking lot was re-stripped and new handicapped signs were installed.

Johnny added that the community center belongs to the community and it is property owners' money that is being used. He said it is the intent of the Board that Blue Lake residents are proud of the building.

Several parks projects associated with the lowering of Lake LBJ were approved by Jerry Bennett and overseen by Bruce Lomax including:

Driftwood Park--debris removed from the lake; replaced rotten pier stringers and replaced or repaired barrier fence.

Blue Ridge Park--removed debris from the lake including some rebar that had made the beach area dangerous.

Wennmohs Park-- new sand added to the beach area; dug out vegetation and silt in the swim area down to a layer of rock; replaced/repared wire barrier fence; and repaired dock. Johnny said this was the most thorough cleaning of the park in several years and should last for many years to come. Organic matter was relocated to the area west of the community center to enhance the growth of grass there.

Devil's Hollow boat launch and pier--extended boat launch area using sacks of cement; refortified concrete pier; trimmed oak trees in the launch area and removed lake debris from the channel.

Johnny estimated a total expenditure of approximately \$5,000 for lake lowering projects.

For the new year, Johnny announced several upcoming projects including a new website shared with the MUD and the Golf Club; Updating by-laws; Updating building permit forms.

He said the 2017 Fourth of July fireworks would be on July 1 and we would again be using a third party company for the display and cleanup as in 2016. As in 2016, he said we will reach out to the county constable for security assistance. Karen Smith said the traditional hamburger and hot dogs luncheon will also be on July 1.

Johnny announced that the election of three new board members will take place prior to the annual meeting on July 1 following expiring terms of existing members Joe Moore, Leah Roust, Chris Purcell and Lavonne Blalock.

Joe said he has been investigating how to reduce or eliminate DirecTV costs of \$2,500 annually in the community center and recommends narrowing down purchased programming which now includes the NFL packages. Golf Club Board Member Christine Nicknish said the golf channel is important and Johnny agreed to \$29 monthly for that programming. Other major sporting events are on the regular channels.

Parks

Jerry said the parks are in good shape especially with the clean-up along the shorelines. He said he was contacted by our arborist Kevin Swafford asking if we would be continuing with our tree trimming. Jerry told Kevin we did not have money in our budget at this time and the Board agreed. Leah will be in charge of a work party to rake the new sand at Wennmohs Park at 10 a.m. on Saturday, January 28, and asked for volunteers to assist. She will be removing weeds in the area west of the swimming area while the lake level is down.

Boat/Trailer Storage Areas

Johnny said the broken gate/fencing adjacent to the boat launch needs to be replaced and Leah will handle.

Architectural

Johnny said the slow-down in new home building and repairs has allowed us to defer monthly payments to our architectural consultant for a saving of \$1,800. The Board will review on a month-to-month basis.

Following an email vote in December, a request for a variance for a new boat house at 211 Blue Mountain Trail passed with four board members voting yes and two abstaining.

Following an email vote in January, a request for a variance on the height of a new fence at 204 Blue Waters was approved. Homeowner plans to build a four foot tall fence as opposed to a three foot tall fence.

Other New Business

Johnny said he and MUD Board President Rod Bond have agreed to sharing costs of any future improvements to the old firehouse which the MUD rents from the POA.

Johnny said the POA Board and Golf Club Board will be discussing a restructuring of the existing rental contract this year noting that the golf course is the largest asset of the POA.

Property Owner Questions

Question regarding an increase in the annual maintenance assessment. Johnny said he will suggest the new POA Board take that under consideration. Mark Smith reminded the group that volunteers including those who have made recent improvements to the community center are fewer and fewer and will not be around forever. Increasing the fees will be essential. He said, “write a check or start working!”

Warner Tweed asked if the POA is considering reprinting the telephone directory. Considerable discussion among the Board and property owners in attendance included charging for the directory, removing Deerhaven residents from the directory, posting on the new website, trying a new format, contracting the printing out. The Board agreed the directory was needed and a solution will be found.

Question regarding turning over management of the POA to a property management company such as Pamco that Deerhaven uses. Question if a property management company might consider handling both Blue Lake and Deerhaven. Johnny said the Blue Lake POA has considered a management company but not with Deerhaven.

The MUD has arranged for a dumpster for residents to use for cleaning up their waterfront property while the lake is lowered. Johnny said it is not for contractors but could be used for all residents for large trash and may be used annually.

Question regarding the new website. It is divided in three separate sections—POA, MUD and golf club. POA/MUD administration staff handles POA and MUD and golf club handles their section.

Johnny said the POA will be looking into updating the By-Laws. Discussion followed regarding how changes can be made to By-Laws and Covenants. By-Laws can be changed with 30 days notice and a majority vote at a quarterly POA meeting. Covenants changes require fifty percent approval by all property owners in a vote. Question regarding how Covenants changes can be made to take non-voters into consideration. Johnny said Covenants changes of any kind must follow existing Covenants guidelines. Jerry said it is anticipated that electronic voting—a Covenants change approved in 2016—might improve percentage turn-out. Johnny said that in anticipation of electronic voting, the POA will be asking all property owners to designate one email address per household.

Adjournment:

There being no further business, a motion was made by Joe to adjourn, Jerry seconded and the motion passed. The meeting was adjourned at 11:03 a.m.

ATTEST:

APPROVED:

Jerry Bennett, Secretary

Johnny Burgess, President