

**MINUTES OF THE BOARD OF DIRECTORS
OF THE BLUE LAKE PROPERTY OWNERS ASSOCIATION**

NOVEMBER 14, 2016

A special called meeting of the Board of Directors of the Blue Lake Property Owners Association (BLPOA) was held November 14, 2016 at the Blue Lake Community Center, pursuant to notice to all members.

Present: President Johnny Burgess, Vice President Leah Roust (part time), Treasurer Joe Moore, Secretary Jerry Bennett, and Lavonne Blalock as elected members of the BLPOA Board of Directors. Director Chris Purcell was absent. Also attending was Tracy Schiemenz and Karen Smith.

Call to Order

The meeting was called to order at 9:30 a.m. by BLPOA President Johnny Burgess. A motion to approve the minutes from the October 15, 2016 quarterly meeting was made by Jerry and seconded by Johnny. The motion was unanimously approved.

Architectural

Johnny said Architectural Consultant Tracy Schiemenz will be retained on a monthly basis as appropriate based on building and remodeling new projects. Future relationship will depend on activity.

Tracy reported one variance request pending at 305 South Blue Ridge Trail. Owner asking for setback to allow new building addition. Tracy waiting for revised plans from contractor.

Owner asking for variance on proposed boat dock at 211 Blue Mountain Trail. Tracy said owner can build on property line if adjacent property owner is in agreement. Tracy has asked for survey with string line visible from the street so POA Board can view.

New boat dock under construction at 3704 Packsaddle Drive.

Request from property owner at 400 Hillview to install a 3400 gallon cistern 7 ½ ft tall and 9 ft in diameter. Johnny says the POA cannot prohibit a rain gathering system and others are in existence. Tracy suggested the Board should develop some guidelines for the future including landscaping, wiring and plumbing.

Discussion among the Board about need for similar guidelines for solar panels, above ground pools, propane tanks and windmills.

Johnny said the Board will also review the permit process including the amount of each permit.

Earlier, in an email vote, the Board unanimously approved granting a variance for the home at 3612 Packsaddle for the height of a fence around a swimming pool.

Leah updated the Board on several activities:

Christmas Party tickets are on sale for \$20 each.

Leah reported the Halloween Scramble on October 28 netted more than \$700 for the golf club.

Leah is organizing a trash pick up day along RR2831 on Saturday, November 26.

Leah has begun revising By-Laws changes for the Board to review. Johnny said he will ask the Board to consider possible changes to By-Laws and Covenants after the first of the year to ensure our documents are in line with state laws.

Leah is researching whether the POA can sell parks and has pulled plat records that confirm that access to the lake from a park can never be restricted even if the park is sold. Jerry reminded everyone that a clear title cannot be granted to a park if sold.

Leah reported that the MUD has purchased and installed new Christmas lights at the entrance to the neighborhood and asked for suggestions on how old lights might be used. Jerry suggested something around the community center.

Leah said there is nothing to report regarding better utilization of POA-owned property west of the golf course. She and BLGC President Ken Taylor have had one meeting. The soonest any grass could be planted would be in the spring of 2017. Johnny asked again if the trees between the community center and the putting green will be trimmed. Leah said she has reviewed with John Walters.

Johnny reported a new air conditioning unit was installed in the Pro Shop in the community center for \$3800. It was an emergency and part of the POA's commitment to properly maintaining the building. He said he attempted to get a second bid as has been the POA custom but was unable to receive a quote and not in a timely manner.

Work on the electrical improvements on the pump house and fire house is wrapping up at an estimated cost of \$1500. When work is completed, a settlement with the insurance company is expected to be approximately \$5000 which represents the \$6000 paid by the POA minus the deductible.

Social Committee

Social Committee Chair Karen Smith advised the Board that the annual Blue Lake Estates Christmas Party will be held Wednesday evening, December 14th. This year, as in year's past,

we will serve heavy hors d'oeuvres, have an open bar and provide music. After much discussion within the Social Committee, and a vote, it was decided to continue with a Wednesday evening event. Tickets will sell for \$20 each. There were several things that were discussed prior to this vote and ultimate decision.

There are difficulties finding "servers" on the weekends during the holiday season (we absolutely must have servers or the volunteers end up working not only before the event, but during and after!). In addition, finding a band that is available (at our budgeted price) might also be challenging. We are concerned that our weekend folks are already busy with social activities and children's activities during the Christmas season and turnout from the weekenders at a Saturday night event might be minimal.

She said that in the past few years, since she has been Social Chair, there have been some requests to have more events on the weekends so that our weekend group could participate more fully. She said in her communications with that population, there seems to be some desire, but not a strong one. In our weekly Blue Lake Newsletter, she said she has asked multiple times for C and C hosts, volunteers for the 4th of July event, etc. Again, it is the core group of Blue Lake permanent residents that continue to host and volunteer. Karen said she would love to have more weekend/part time resident volunteers, but have been unsuccessful in recruitment attempts.

Golf Club Update

Johnny said the golf club remains cash poor and expects to report a \$18K deficit. Johnny has discussed cutting the monthly rent paid by the club in half. Following further discussion, Johnny recommended suspending the rent for the next six months—November through April—to allow the club to build up some reserves and then reviewing at the end of the six month period. He asked for the Board's approval and discussion followed. The course is the POA's largest park and we must take care of it. Suspending the rent would maintain the integrity of the current agreement between the BLGC and the POA as opposed to cutting the rent in half. The Board unanimously approved the motion to suspend the rent for six months. Johnny will notify the golf board.

The BLGC will be electing new directors at their annual meeting in January. Jerry said the dynamics of the new board will change with Ken Taylor and Bruce Lomax choosing not to run again and four of the five candidates for the board are non property owners.

Interaction with the MUD

Johnny has been meeting with Rod Bond, new MUD president regarding several matters including rent on the firehouse. Johnny proposed an increase in the rent that would reflect increasing costs, related storage unit costs and the MUD using the building to store equipment used in servicing the needs of Deerhaven and Sandy Harbor as well as Blue Lake Estates. MUD has agreed to a minimum rent of \$150 per month effective October 2016 and MUD will pay

electricity costs. Johnny noted that the MUD pays for water usage by POA in various areas of the neighborhood. Johnny asked the Board to approve the increase in rent and the motion was unanimously approved.

Earlier, in an email vote, the Board unanimously approved sharing with the Llano County MUD #1 the cost of a new Blue Lake website at a cost of \$1,500.

Treasurer’s Report

Treasurer Joe Moore said he is projecting FY 2016-2017 will result in a \$38K loss including loss of golf club rent and anticipated repairs during the lowering of Lake LBJ in January 2017.

Johnny provided a list of lake lowering projects:

- 1) Repairing the dock at Driftwood Park. Joe and Bruce Lomax will decide what can/should be done and materials to be used.
- 2) Johnny will investigate the feasibility of additional dumpsters for water front residents to use when clearing debris from the water.
- 3) Rip rap will be needed at the Devils Hollow boat launch.
- 4) Johnny is obtaining estimated labor costs if we hire workers to clean debris from waterfront in the parks.
- 5) Jerry is working with Sam’s Landscaping and Nursery to install extension of foot valves in the parks. This cost has been paid in advance.
- 6) Channel area will need work but extent will not be determined until lake is lowered. Johnny said the POA is considering an aeration device in the channel to prevent build up of plants, algae and debris.
- 7) New sand will be added at the swim area in Wennmohs Park.

Joe said he continues to work with POA/MUD administrative staff to ensure proper coding on financials.

The Board agreed the next quarterly POA meeting will be Saturday, January 21. December POA meeting date and time TBD.

Adjournment:

There being no further business, a motion was made to adjourn. The motion passed, and the meeting was adjourned at 11:30 a.m.

ATTEST:

APPROVED:

Jerry Bennett, Secretary

Johnny Burgess, President