

**MINUTES OF THE BOARD OF DIRECTORS
OF THE BLUE LAKE PROPERTY OWNERS ASSOCIATION
OCTOBER 15, 2016**

A meeting of the Board of Directors of the Blue Lake Estates Property Owners Association, Inc. (BLPOA) was held on October 15, 2016 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: Vice President Leah Roust, Treasurer Joe Moore, Secretary Jerry Bennett and Director Chris Purcell as elected members of the BLPOA Board of Directors. President Johnny Burgess and Director Lavonne Blalock were absent. Also attending were 20 property owners.

Call to Order

The meeting was called to order at 10 a.m. by BLPOA Vice President Leah Roust. Leah thanked all the property owners in attendance and for taking an interest in their community. She said President Johnny Burgess is recovering from pneumonia and was unable to attend.

Minutes:

The minutes of the Board meeting on August 8, 2016, which had been reviewed by email, were presented for approval by Leah. Jerry moved to accept the minutes, Joe seconded and the minutes were accepted into the record by a unanimous vote.

Leah reported that the budget was the primary discussion at the August meeting and was the most important for recent boards because of the two votes to increase the maintenance assessments which did not pass. She added that the Board did not meet in September.

Treasurer’s Report:

Joe Moore distributed the Treasurer’s Report for September and the Profit and Loss Budget vs Actual July through August 2016 copies of which are included as a part of these minutes. There are no new projects underway or contemplated.

Parks

Jerry Bennett reported the installation of a new barrier fence at Driftwood Park to prevent property owners from driving into the park. He said damage to sprinkler heads and other irrigation systems have been occurring about once a month at a cost of \$200+ to repair each. He noted the fencing is similar to barrier fencing at Wennmohs. Leah said it was a necessary repair.

Boat/Trailer Storage Areas

Leah reported, as is typical seasonally, some storage spots are available. She noted that storage area fees pay for the upkeep of the two areas including mowing.

Architectural

Leah noted that no new construction is in place but there are several major remodels. A question from the audience was about whether the POA is continuing to pay Tracy Schiemenz, the POA Building Official. Jerry said Tracy was being retained on a month by month basis as needed which is agreeable with both Tracy and the POA. Leah reminded the group that his fees are covered by building permits costs.

Property Owner Questions

Michael Walsh questioned the money budgeted for DirecTV in the Community Center. Joe Moore said it was also a concern for him and he is addressing reducing or eliminating the expense. Blue Lake Golf Club Board President Ken Taylor said it was important that the cable access be available to golfers.

Question from the audience regarding whether the POA Board was looking at other revenue resources. Leah said permit fees are one possible resource but acknowledged they are small and not dependable. She said the Board is discussing increasing rental rates with the MUD Board on buildings they rent from the POA.

Michael Walsh said the POA should consider selling assets such as parks suggesting Blue Ridge Park was worth \$1 million. Jerry reminded Michael that the Board had considered this in the past and determined it was not possible. Michael asked if the POA Board had a legal opinion on the possibility. Property Owner Warner Tweed said this was a long-standing topic and the bottom line is that even if the property was sold that the POA could not give a title to the property. Property Owner Jimmy Gosdin urged the POA to proceed cautiously on any discussion to sell POA properties.

Chris said the Board cannot continue disregarding new resources indefinitely. MUD President Rod Bond said the POA is spending more per capita than any time in history adding that the results are worth it applauding the POA for improving the level of service.

Jerry said the Board was committed to operating within the funds that are available and the POA budget reflects that. Property Owner Michael Walsh suggested the POA maybe did not need additional funding. Jerry said, from a Parks perspective, that was not true adding that with reduced funds, the POA will not repair roads in the parks and will discontinue trimming trees in the parks at a savings of thousands of dollars annually.

Discussion followed suggesting that the POA should have a long term planning committee to consider best uses of parks and other POA-owned properties and assets. Leah said that had occurred and can be addressed again.

Discussion about going back to property owners with an assessments increase perhaps based on cost of living increase. Property Owner Donna Stevens suggested an annual increase. Leah said that had been considered and could be considered again. Property Owner Bill Stevens suggested a maximum annual increase adding that the amount of the increase in the two recent votes was questionable. Jerry noted that property owners **who voted** in the two recent elections voted in favor of an increase but the non voters defeated the propositions. Chris said with 60 percent of property owners being part time residents, this is and will be a recurring problem. He suggested that the amount of the increase was not the issue as was the method of voting. Jerry pointed out that the covenants have been changed as approved by property owners to permit electronic voting and future votes should permit higher levels of participation. Several property owners in attendance agreed.

Property Owner Warner Tweed said something needed to be done about the deer population adding that his plants are being destroyed. Discussion followed including decision by a previous board to build a deer fence and why the deer fence was not extended. Property Owner Pam Vanderwort suggested that the cost of building the fence should be reimbursed to the POA by the board members who pushed the initiative. Jerry said the bottom line was that the proposal recommended by the previous board to trap, transport and process was very expensive, and, as has been discussed in this meeting, the POA does not have the money to consider such a program.

Golf Club Board President Ken Taylor said the golf course continues to operate at a deficit suggesting serious decisions need to be made including relief from the POA Board. He also asked the Board to consider a dove hunt on the golf course. He urged residents to participate in scheduled tournaments including a Halloween Scramble and a benefit tournament for a cancer patient who is a friend of a BLGC golfer.

MUD Board Rod Bond gave an update on MUD activities. The installation of new water meters will bring advantages to the MUD and property owners. He said more information will be forthcoming. Tax rate was reduced by one cent and the roads project came in under budget allowing for right-of-way tree trimming. He also said the MUD will be making a general announcement of recent accomplishments by the MUD board.

Adjournment:

There being no further business, a motion was made by Joe to adjourn, Chris seconded and the motion passed. The meeting was adjourned at 11:00 a.m.

APPROVED:

Johnny Burgess, President

ATTEST:

Jerry Bennett, Secretary