

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

MARCH 20, 2017

A special called meeting of the Board of Directors of the Blue Lake Property Owners Association (BLPOA) was held March 20, 2017 at the Blue Lake Community Center, pursuant to notice to all members.

Present: President Johnny Burgess, Vice President Leah Roust, Treasurer Joe Moore, Secretary Jerry Bennett, and Lavonne Blalock as elected members of the BLPOA Board of Directors. Director Chris Purcell was absent.

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 January 21, 2017 monthly meeting was made and seconded. The motion was unanimously approved.

Golf Club Update

Dan Fulton, vice president of the Blue Lake Golf Club (BLGC) provided the Board with an update on BLGC at the beginning of the BLGC fiscal year. Dan said great weather in January and February resulted in increased activity with non-member rounds up 75 over the comparable period in 2016 and an increase of more than \$5,000 in revenues. BLGC Board and staff are working on some seasonal grass issues and plan to begin reseeding as soon as grass seed is available. Several projects are underway including a new drain on #5, installation of an electrified irrigation system, installing grass plugs in the new chipping area and other seasonal ongoing repairs. Dan said he has activated the BLGC Facebook account with good initial results. He wants to focus on attracting more non-resident golfers and is encouraging frequent golfers to consider becoming a member or renewing their memberships. There will be a rally tournament fund raiser on May 13. BLGC is considering purchasing a used mower from a neighboring golf club that is updating their equipment.

Johnny Burgess said, as previously discussed, the POA has offered to give the BLGC the brush hog that was purchased by the POA several years ago but has not been regularly used. An option would be selling the equipment and giving the proceeds to the golf club to use for updating other equipment. Leah Roust volunteered her husband, LCMUD Board Member John Walters, to assist in selling the brush hog.

Johnny said he is reviewing the lease agreement between the BLGC and the POA and will present to the POA Board for discussion at a future meeting.

Treasurer's Report

Treasurer Joe Moore said he is projecting FY 2016-2017 will result in a "break-even year" for the POA. He said this is good news even though the POA has not been collecting golf club rent and we had unbudgeted costs associated with repairs during the lowering of Lake LBJ. One-half of Fourth of July fireworks expenses have also been prepaid. Cost of DirecTV at the community center has been reduced from \$1800 to \$600 annually. He said the POA will resume collecting rent from BLGC in April.

Johnny said the POA is saving \$600/month by not using our architectural consultant. Building and remodeling activity has been very slow he said. A new remodeling project on Sandy Lane is scheduled to begin and Johnny urged POA Board members to review the plans for addition of a bedroom and bathroom.

Joe said he continues to work with POA/MUD administrative staff to ensure proper coding on financials. A copy of the Treasurers Report is a part of these minutes.

Johnny asked Jerry Bennett to draft a "complaint" form for use by POA/MUD administrative personnel. The form will formalize the process and provide accountability for admin staff and POA Board members.

Johnny said he is meeting regularly with MUD President Rod Bond and said there is improved communications and efficiencies citing as examples the availability of extra trash dumpsters during the lake lowering and a better understanding by the MUD for use of the POA property west of the golf course. Johnny said he is also discussing with the BLGC the possible use of the area west of the fertilizer barn for some uses now occurring on the POA property across Bluebonnet Road.

Johnny is also updating the POA building permit and, after discussing with Rod, has agreed to separate POA and MUD permitting. Discussion about the permit among the Board focused on the necessity of notification of adjacent property owners for major building and remodeling. Jerry provided the history of why the notification paragraph is in the permit and said he thought it would be difficult to manage and needed clarification. Lavonne Blalock said she feels strongly that property owners need to be notified and have some approval of major projects. Johnny will present his suggested changes to the POA Board for discussion at a future meeting.

Johnny has reached out to Gary Baty as a former POA President to assist the POA Board in finding candidates for the Board. The terms of four Board members expire in June. Following the change in the Board membership from seven to five members there will be three positions to be filled. Current Board members can run again. Leah volunteered to inform Gary Baty of the

requirements for the nominating committee. Property owners must be notified of the election by June 1. There was discussion about electronic voting and Johnny said he will determine the legality and appropriateness of electronic vs paper balloting noting that paper voting is expensive and will report back to the Board regarding changing the By-Laws.

Leah requested that Sam's Nursery and Landscaping be asked to trim the new growth coming from the roots of the oak tree by the tennis courts. It was stated that they may be expensive and that another source may be used. Additionally, she recommended that a decision on resurfacing the tennis courts and the tree status be made soon.

The Board agreed the next quarterly POA meeting will be Saturday, April 22. Annual 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