

**MINUTES OF THE BOARD OF DIRECTORS
OF THE BLUE LAKE PROPERTY OWNERS ASSOCIATION
SEPTEMBER 16, 2017**

A special called meeting of the Board of Directors of the Blue Lake Property Owners Association (BLPOA) was held September 16, 2017 at the Blue Lake POA office, pursuant to notice to all members.

Present: President Johnny Burgess, Vice President Ron Smith, Treasurer Joe Moore and Secretary Jerry Bennett and Greg Ferguson as members of the BLPOA 2017-2018 Board of Directors

Call to Order

The meeting was called to order at 10 a.m. by BLPOA President Johnny Burgess. The minutes of the August 12 Board meeting, which had been reviewed and corrected by email, were presented for approval and were accepted into the record by a unanimous vote.

Previously, by email, Johnny had recommended that Greg Ferguson be invited to fill the existing vacancy on the Board. The Directors voted unanimously to add Greg to the Board. The Board welcomed Greg.

Previously, by email, Ron presented to the Board a request for a variance on the property at 3006 Packsaddle to allow a golf cart garage. The Directors voted unanimously to approve the variance.

Previously, by email, Ron presented to the Board a request for a variance by Mr. and Mrs. Kamrud on Hillview for a built-on-site garage. The Directors voted unanimously to approve the variance.

Treasurer's Report

Joe presented the September Treasurer's Report which is a part of these minutes. The Community Fund has a balance of \$33,871, cash and Money Market total \$123,877 and the Beautification Fund has \$1,601.57. Joe said the Beautification Fund will be applied to the cost of the new barrier fencing at Wennmohs Park. Following previous discussion, the Replacement Fund has been restored to \$41,119.

He initiated a discussion regarding the Community Fund which was established by a previous Board to build a new community center. The fund currently has \$33,871.00, of which \$7,325 was donated by property owners. The balance was added over the years by BLPOA Boards.

Johnny said he was in favor of isolating usable and non-usable funds acknowledging that monies donated by residents are not available for use by the Board. Jerry suggested that property owners should be made aware of these plans. Ron recommended that funds could be used for specific needs and the Board agreed that they could be used in the event of major repairs to the existing community center and to maintain the current infrastructure.

Johnny suggested consideration of increasing assessments beginning in 2018. Electronic voting, which is now permitted will be less expensive, more efficient and hopefully will increase the percentage of votes. He said the Board might want to consider a stepped increase plan. He stressed no action will be taken until then.

Jerry reported on ongoing discussions with Watkins Insurance, our POA insurance provider. A meeting was held with Watkins, Johnny, Ron and himself regarding possible duplication of premiums by BLPOA and the golf club which also uses Watkins. There is no duplication of premiums, however, it became apparent to BLPOA Board members in attendance that the POA insurance program needs updating.

Jerry began the review process by identifying all POA properties covered by the policy including nine buildings, five parks, two boat and trailer storage area, two tennis courts and two vacant lots. He recommended that buildings be named to reflect their primary usage. He provided his research to the full Board for their comments and approval.

He has provided Watkins with this information which includes street addresses, acreage and square footage of buildings. He said he hopes to meet with Watkins again very soon and asked Johnny and Ron to attend the meeting if possible.

In the earlier meeting, Watkins insisted on implementation of two procedures.

There needs to be an occupancy agreement between the golf course superintendent and the POA. The POA owns the superintendent's residence but it is leased to the golf club. The occupancy agreement will guarantee that the superintendent conform to BLPOA Covenants. Ron provided a sample agreement. The transition to a new superintendent on September 1 prompted Johnny to follow through on the agreement at that time and the Board agreed on the process.

Watkins insists that all volunteers involved in POA activities must sign a volunteer liability release form assuming all responsibility for property and bodily injury. Ron provided examples and the Board agreed on a version which is a part of these minutes. All Board members signed a form and Johnny will present a form to those property owners who regularly volunteer. In the event of an organized volunteer event, all participants will be asked to sign a form. Forms for Board members and regular volunteers must be signed annually at the time the new insurance policy is presented and signed.

Johnny provided an update on the 2017-2018 budget process. The improvements program to POA-owned buildings approved at the August meeting is proceeding slowly. No additional expenses in the parks except pre-emergent weed treatment in October, the cost of which was included in a parks contingency budget also approved at the August meeting.

Johnny expressed concerns about funding the 2018 Fourth of July fireworks. Voluntary contributions did not match expenses in 2017. There was discussion about the timing of the 2017 event, whether communications could have been better and when, and if, to have a fireworks this year with the holiday being on a Wednesday. The Board is in favor of continuing this tradition and will put together a plan after the first of the year to address all these issues. Ron recommended using a “thermometer” to keep residents aware of our progress and perhaps including the option to fund future fireworks with assessments mailings.

Johnny thanked Ron for assuming responsibility for the two boat and trailer storage areas. Ron said response to the August 1 mailing has been good with only \$1800 outstanding out of \$10,000. One space is available in Devils Hollow and six spaces are open in Sandy Creek. Ron asked Jerry to have Sam’s Nursery and Landscaping weed eat the metal space markers at Devils Hollow at the end of the mowing season.

Johnny said approximately \$6,000 remains to be collected in maintenance assessments and past-due notices and penalties will be assessed.

Johnny asked the Board to consider a variance request by the Mitchells on Packsaddle. The property owners are expanding their home and need an 18” to 20” variance on the east side to add a garage. He, Ron and Jerry have reviewed. Joe and Greg will take a look at the plans. The Mitchells are eager to begin construction and the Board approved the variance subject to confirmation that adjacent neighbors are aware of the variance request. When that is received, Johnny will notify the property owners they can proceed.

October meeting will be a regular quarterly meeting, date and time to be approved.

Adjournment:

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

ATTEST:

APPROVED:

Jerry Bennett, Secretary

Johnny Burgess, President