

BLUE MESA RECREATION ASSOCIATION
www.blumesahoa.com
2391 BLUE MESA DRIVE
POWDERHORN CO 81243

MINUTES OF THE ANNUAL MEETING, JULY 2, 2016

The meeting in the clubhouse was called to order by Bud Fuller, President, at 1:26 p.m.

As proof of notice, Nancy Bowlin, who attended by telephone, announced that notices were mailed to all members on May 23, 2016.

A quorum was established. There were 92 people present representing 47 property owners with 114 votes, and 43 proxies received representing 241 votes, for a quorum of 355, with 249 required for conducting a meeting.

The President asked members attending their first meeting to introduce themselves and Todd & Ralph Berryman, Roger and Amelia Eschelman, Ronald Potter, Tim and Lorna Brady, Bill and Kathy Roberts, and Rich and Tanya Stearns were recognized. The officers and board of directors introduced themselves. No guests were present.

The minutes of the July 4, 2015, annual meeting were mailed to all members. Motion to accept the minutes as written was made by Lee Morris, seconded by Bob Burke. Motion carried.

All attending members were given a copy of the preliminary Treasurer's report when they signed in. Nancy Bowlin explained that some CPA-recommended changes have been made, one of which was to modify the category formerly called "Emergency Contingency Funds" to be the "Reserve Funds Accrual," which better suits the IRS. Ted Powell questioned the amount required in the Roads category of the Capital section of the report, and Ed Lingenfelter explained that each committee periodically looks at the "Amount Required" categories and makes adjustments to the amounts as they deem may be necessary, taking into account long range planning. Bill Roberts questioned why there was nothing shown spent for stocking the lake and Nancy Bowlin explained that as a mistake to be corrected on the final report. Motion to accept the preliminary Treasurer's Report with that correction was made by Tom Huisjen and seconded by Mike McDonald. Motion carried. Nancy Bowlin went on to explain that the CPA instructed us to adopt a different IRS resolution this year. In his explanation he said that we are all owners of the Association by virtue of paying dues and when we come in under budget at the end of the year, it is not like profit a company would make and on which a company would have to pay tax. The Association does not earn money, he said, and the resolution this year allows us to set any under-budget surplus funds aside for future major repairs and replacements. It is to be allocated to the capital categories of the Reserve Funds Accrual at the Board's discretion, deposited in interest-bearing accounts. Expenditures from the Reserve Funds Accrual requires a vote by the Board, giving the IRS proof that we are using the funds correctly. Ed Beard made a motion to adopt a resolution that excess income be transferred to replacement funds as provided by guidelines established by IRC Section 118 and Revenue Rulings 75-370 and 75-371. Lee Morris seconded the motion and it carried.

Bud Fuller delivered the President's Report and it is attached to and made part of these minutes. After his presentation, Roger Eshelman asked about the feasibility of placing a dumpster for trash removal. The Board will consider the matter in the July meeting. Tim Brady asked if the subdivision could work on the BLM road between the subdivision and the 40s, and was informed that the Association cannot work on a BLM road.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

The President reported for the Nominating Committee that the directors whose terms expire this year, Bonnie Huisjen and Jeremiah Proffitt, have expressed their interest in serving again and the Nominating committee submitted them for the two positions expiring this year. No nominations were received from the floor. Tim Brady made a motion to accept the two incumbents for election to the Board. Motion was seconded by Judy Himes and carried. The Nominating Committee submitted Nancy Bowlin for re-election to the office of Secretary/Treasurer. No nominations were made from the floor and Mike McDonald made a motion to elect her by acclamation. Motion was seconded by Todd Berryman and carried.

Nancy Bowlin presented the required educational portion of the meeting and it is attached to and made part of these minutes. Bud Fuller added a reminder that the covenants state that pets must be under control of owners at all times. He also pointed out that ATVs are being ridden on private property, whether in people's driveways, on the grassy areas or on 2-track roads previous riders have created. When you are not on the maintained roads, you are trespassing. Please respect private property rights. Tanya Koop said that people are letting children ride ATVs without helmets and supervision and suggested that they be monitored more closely.

Ed Lingenfelter introduced Roy Swainson who volunteered to work on the wildfire assessment study and he gave a brief summary about the June 24th meeting held at the clubhouse, where the results of the study of approximately 80 homes made us eligible for grant money to help us mitigate fire danger on our property. He also said the "Fire Wise Community" designation is now in progress and will be completed this fall and could result in lower insurance rates. You can go to a Community Wildfire Protection Plan -- Code Red on the internet to sign up to be notified of fire danger in our area.

ANNOUNCEMENTS:

The combination for the locks on the gates to the 40s, effective immediately, is 8037.

There being no further business, a motion was made by Bob Newman and seconded by Martin Batts that the meeting be adjourned. Motion carried and the meeting was adjourned at 2:20 p.m.

A drawing was held for two \$50.00 Wal-Mart gift cards. The meeting attendee winner was Maxine Wilson and the winner of the card for people who mailed in their proxies was Rhonda Fowler. Her card will be mailed.

Bud Fuller, President

Nancy Bowlin, Secretary/Treasurer

OFFICERS:

Bud Fuller, President, term expires 2017
979 Kebler Trail, Powderhorn, CO 81243
(970) 641-1211

Ed Lingenfelter, term expires 2017
28 Cinnamon Trail, Powderhorn, CO 81243
(970) 275-5339

Nancy Bowlin, Secretary/Treasurer, term expires 2019
758 Castle Circle, Powderhorn, CO 81243
(970) 641-2323 & (325) 573-2323

DIRECTORS:

Hugh Barry, term expires 2018
84 Cinnamon Trail, Powderhorn, CO 81243
(970) 641-0902

Bonnie Huisjen, term expires 2019
2716½ Rincon Dr
Grand Junction CO 81503-3030
(970) 314-9248

Dave Brown, term expires 2017
236 Cedar Street, Delta, CO 81416
(970) 874-7420

John Mikkelson, term expires 2017
6005 Topaz Vista Pl., Castle Rock, CO 80108
220 Cochetopa Tr., Powderhorn, CO 81243
(303) 660-3747 & (970) 641-7405

Herb Grote, term expires 2018
628 Jameston St, Boulder, CO 80301-4221
154 Slumgullion Tr., Powderhorn, CO 81243
(303) 530-4387 & (970) 641-4864

Jeremiah Proffitt, term expires 2019
1115 Uncompahgre Dr.
Powderhorn, CO 81243
(970) 596-7368

As required by Senate bill 05-100:

Blue Mesa Recreation Association, 2391 Blue Mesa Drive, Powderhorn, CO 81243-9723

Date of Declaration Recordings: June 6, 1972, Reception No. 289149, and June 27, 1974, Reception No. 300818

A binder will be maintained in the clubhouse, available to all unit owners, containing the following information: date the fiscal year begins; operating budget for current fiscal year; list of assessments; annual financial statement; results of any audit; list of insurance policies by company name, policy limits, policy deductibles, additional named insureds and expiration dates; all bylaws, articles and rules and regulations; minutes of the board and member meetings for the preceding year; and the association's responsible governance policies. This same information is also available on the Association's website: blumesahoa.com.

Enclosures: Treasurer's Report
President's Report
Educational Report

NOTE: Board of Directors meeting schedule 2016-17: July 16, Aug. 20, Sept. 17, Oct. 15, 2016, April 15 (if needed), May 20, and June 17, 2017.
Unless otherwise posted, meeting are at 9:00 a.m. in the clubhouse.