

BLUE MESA RECREATION ASSOCIATION
www.blumesahoa.com
2391 BLUE MESA DRIVE
POWDERHORN CO 81243-9723

MINUTES OF THE BOARD OF DIRECTORS MEETING, September 16, 2017

The meeting was called to order by Bud Fuller, President, at 9:04a.m. in the clubhouse. All officers and directors were present. The quorum requirements were met. HOA members in attendance were John Kraft, David Erwin and Robert Newman.

Motion carried to accept the minutes of the August 19, 2017, meeting.

Treasurer's Report: Motion carried to accept the Treasurer's report effective 9-16-17.

Old Business:

Roads Committee: John Mikkelson presented a review of additional road base project costs for this fiscal year. Preserving allocated budgeted funds for a Dura-Blend application in the spring. Motion carried to approve additional road base this fall. 26 new metal street sign posts were installed on September 12, 2017. Two (2) speed limit signs were installed.

Clubhouse Committee: Herb Grote presented information in regards to the potential need for upgrading the clubhouse/HOA internet service. Currently the association uses the outdated dial-up mode for maintaining our website and weather station. There is a potential that this may not be serviced in the future. Motion carried to review the replacement costs of dial up mode for satellite.

Lake Committee: Weed raking project costs are pending.

Finance Committee: A verification of bank account funds by our CPA was carried. The board further discussed and subsequently carried a motion to explore outsourcing a limited scope of bookkeeping alternatives. The Treasurer was provided the directive to seek out bids regarding bookkeeping services.

Covenants/Bylaws/Rules & Regulations/Policies & Procedures Committee. The association attorney agreed with the board that the covenants restrict the "storage" of any camper/trailer on a vacant lot. The definition of "storage" has a disparate application as opposed to "camping" in a unit. Those in violation of the HOA covenants can expect a notice. The attorney further conveyed the "fence out" law of Colorado as it applies to the nuisance cattle issue in the subdivision. A motion was carried to inform the members regarding the law application. .

Architectural Committee: A "Horse Shed" building plan had been submitted to the architectural committee. The board discussed the plan as presented and it was "approved", with the conditions; that it's use shall not be substituted for any other purpose other than how the covenants intended a "Horse shed/barn" be used.

New Business:

A discussion was held regarding the September 2017 Gunnison County amended building codes. (See the Gunnison County website for further details.) The board's discussion was specifically in regards to the construction of utility buildings less than 200 square feet. The board carried a motion to address this Gunnison County Building Code amended change. The board will ask our attorney to create an amendment to the covenants/by-laws requiring an "Engineer's Stamp" as well as architectural committee approval.

The board approved a motion to create a fall 2017 newsletter addressing these topics. As well as informing the members to contact Bud Fuller regarding any seasonal snow plowing questions and requests. No member shall contact the community operators.

John Kraft presented information regarding a USDA Forest Service, slash mitigation resource. This information will be addressed in the newsletter.

There being no further business, motion carried to adjourn the meeting at 11:35 a.m.

Bud Fuller, President

Roy Swainson, Secretary/Treasurer