

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

MINUTES OF THE ANNUAL MEETING, JULY 1, 2023

The meeting in the clubhouse was called to order by Bud Fuller, President, at 1:20 p.m.

As proof of notice, Treasurer / Secretary Roy Swainson announced the Annual Meeting Notices were mailed / postmarked to all members on June 1, 2023.

Kate and Russell Michaud tabulated the proxies and members in attendance at the sign-in and announced a quorum was established. There were 101 people present, which represented 49 property owners in attendance an additional 34 members were represented by their proxies assigned to an attending member of the 248 property owners. BMRA is comprised of 623 units in the subdivision of which 326 votes (attending members and assigned proxies 52%) were tallied, exceeding the 249 required to conduct an Annual Meeting (40%).

President Bud Fuller asked new members in attendance to introduce themselves. New members in attendance were Tim and Heide Connor and Amber Tucci and Rayne Gainous. Tim Brady as well as Jon Kerley introduced themselves since it was their first Annual Meeting to attend.

The officers and directors introduced themselves to the members. John Mikkelson Vice President, Roy Swainson Treasurer / Secretary, Directors Scott Strohl, Herb Grote, John Kraft, Bob Burke and Bonnie Huisjen.

The minutes of the July 2nd, 2022 Annual Meeting were mailed to all members in the spring of 2023. A motion made by President Bud Fuller to accept and dispense with reading of the July 2nd, 2022 minutes. Tanya Koop moved the motion, seconded by Tedd Stephenson, the motion was carried unanimously by the members in attendance.

All attending members were provided a copy of the 2022 Annual Meeting Agenda, the 2022-2023 Tentative End of Year Treasurer's Report when they signed in for the meeting. Treasurer Roy Swainson briefly explained the monthly BOD meeting Treasurer's Report and Detailed Transaction Report process. Commenting that the BOD members receive the respective Treasurer's Report and the Detailed Transaction Report days before the regularly scheduled BOD meeting. Member of the BOD are provided an opportunity to review the reports before the meeting. Tedd Stephenson asked the Treasurer how much of the annual budget was applied to snowplowing operations? Roy Swainson addressed the question with a figure represented in the payroll line. Members were keenly aware Colorado experienced a 160% of average snowpack year and therefore, additional funds were needed to maintain the primary roads in the subdivision. Stephenson asked if 80% of the annual budget was used to keep the roads open. Swainson indicated that over 80% of the salary line, which amounted to 15% of this year's budget was applied on salary. Additional fuel costs need to be included in that winter maintenance figure as well as minor grader maintenance including cutting edges. Mike Neel suggested the board raise dues in order to maintain additional roads in the community during winter. Tedd Stephenson obviously had an opposing point of view. Swainson indicated the previous three years the HOA experienced several thousand dollars in budgeted payroll surplus as a result of 65% snowpack years. Swainson further commented that an important issue needs to be considered by all home owners is he was aware that a few home owner policies were canceled as a result of an insurance inspector not able to access an insured home during winter. Swainson recognized member Doug Tallant in attendance and had him confirm his experience of a policy cancelation due to that factor. A motion was offered by President Bud Fuller to accept the 2022-2023 Tentative End of Year Treasurer's Report. Tedd Stephenson moved the motion while Tom Huisjen seconded, motion carried.

Roy Swainson, Treasurer / Secretary, presented the IRS resolution 70-604. Roy Swainson explained to the attending members that the IRS resolution stipulates that any of the 2022-2023, "excess income" or what should be referred to as remaining funds from 2022-2023 Operations Budget shall be "rolled over" into the following year's Operations Budget. A motion to adopt the resolution was made by Tim Brady and seconded by Tedd Stephenson, the motion was carried unanimously.

President Bud Fuller expressed his condolences to the Walter Burke family members in attendance. Walter Burke along with Roy Romer developed Blue Mesa Recreation Association subdivision nearly 50 years ago. Bud Fuller asked that the Chairperson's of each committee address the membership. Members were reminded the Covenants, By-Laws, Procedures and Policies are posted on the BlueMesaHOA.com website and should be carefully reviewed periodically. Bud Fuller also

provided the gate code for the Back-40, which is scheduled to be locked at the beginning of archery season, the code for all 3 locks will be 0-8-1-3. John Mikkelson, Road Committee chair, presented a brief list of improvements completed in the subdivision, he also reiterated how essential the roads are to all our members. John Mikkelson indicated Mag Chloride was applied on Blue Mesa Dr. from the clubhouse to the trailhead at County Road 25. Mikkelson indicated the elevated snow amount this season affected the blading schedule. John Kraft added a new snowblade was purchased for the Cat Loader. Kraft indicated the Maintainer is a 1995 model and parts can be difficult to locate, however, the equipment is working well. Kraft further explained each new cutting edge cost about \$140 a piece and it requires 2 when replaced. Kraft indicated he found 2 dozen at approximately \$55 each at an auction. Kraft mentioned that Scott Strohl picked them up in Kansas and transported them here. Thanks were given to Greg Stoneburner and Steve Coleman for maintaining the equipment this winter. Scott Strohl volunteers his personal time and equipment to spray the roadside weeds as well as the common areas where needed. \$3000 is assigned each year in order to purchase various chemicals to treat during the active growth season. John Kraft, Chair of the Lake Committee presented the committee's update. The vegetation building along the shoreline is created by the proliferation of aquatic weeds. "Aquacide" pellets are deposited into the lake annually to combat the invasive water borne weed and plant life. John Kraft indicated 340 12"-14" Rainbow Trout at approximately \$2500 was stocked in mid-June for recreational purposes. Diane Fox asked if stocking fish in the lake was a necessary expense. Treasurer / Secretary Swainson addressed the question by putting forth the question to the members in attendance. Hands were raised expressing an overwhelming response to continue the practice. Members indicated the recreational opportunity is extremely appealing for not only the adult membership but for the children. A member asked how deep the lake at its deepest point, Bob Burke estimated 14'. John Kraft indicated several 50' lengths of "Snow fence" were placed along the east side of the pond as an experiment. Kraft indicated the intense snow this season was too much for the 48" in height snow barriers. Kraft indicated the earthen berms performed somewhat better. Bonnie Huisjen, Clubhouse Committee chair, commented the community has a wonderful clubhouse and if any member would like to reserve it for personal purposes to please contact her. Bonnie Huisjen asked members to contact her with regard to the cleanliness of the clubhouse and asked all visiting members to remove their trash. Bonnie Huisjen asked the membership for their opinion of the lunch catered by Southern Vittles. The response was positive. Bonnie thanked Sharon Callaway and Monica Irons for the decorations and their efforts to dress up the clubhouse for the meeting. Thanked Monica Irons for arranging the winter season pot luck & game afternoons. Bonnie Huisjen reminded the members the monthly BOD meetings are the 3rd Saturday of each active month at 9am and typically a community pot-luck dinner takes place the same Saturday at 6pm. Bonnie Huisjen asked that all members and guests leaving the clubhouse lock the doors when they depart, the doors have been found unlocked on several occasions. Herb Grote indicated members can view the current weather, webcam and other valuable information on the BlueMesaHOA.com website. Herb Grote indicated the security camera system is over ten years old and needs to be upgraded/replaced. A member asked if the DSL WiFi could be used by members while in the clubhouse? Herb Grote indicated the CenturyLink DSL signal did not provide sufficient bandwidth to make it available to all. However, the cell phone signal booster installed in the clubhouse in July 2020 could possibly enhance a member's data via cellphone internet. Treasurer Roy Swainson asked if there were any additional questions regarding the budget and line item expenses. No additional questions were raised.

NEW BUSINESS:

John Mikkelson presented outgoing President Bud Fuller a plaque for his 30 years of service to BMRA as a Director, Vice President and President of the association. The members in attendance stood for a standing ovation.

Bob Burke explained the Election Policy, adopted by the board several years ago, in order to provide a consistent election procedure each year. Bud Fuller acknowledged he was stepping down effective at the close of this meeting. Bud Fuller encouraged the membership to accept his nomination of John Mikkelson as President. Steve Coleman and Greg Stoneburner moved and seconded the nomination. No others were nominated. John Mikkelson was affirmed as President for the next three years. Director position #3 currently held by Dave Brown was open for floor nominations. Steve Coleman and Bob Newman nominated Pete Burke. Roy Swainson nominated Amber Tucci, seconded by Rayne Gainous. No other nominees. Each nominee was provided a few minutes to introduce themselves to the membership. Pete Burke indicated he currently owns property and has a home in the community, furthermore he owns a heavy equipment rental operation in Texas for over 25 years, he stays at his BMRA cabin from June through October. Amber Tucci indicated she is the branch manager of the Gunnison Wells Fargo Bank and currently holds board positions on two other HOA's. Both candidates when asked by Mike Neel their position regarding snowplowing operations indicated they would support the current snow plowing policy. John Kraft ran unopposed for Director Position #4 with no other nominees from the floor named. A nomination by Roy Swainson and a second by John Mikkelson was carried unanimously by all the attending members. John Kraft was affirmed for Director position #4 a three-year term. Ballots were collected for the #3 Director position, counted by Russ and Kate Michaud. The results were 299 Pete Burke, 20 Amber Tucci and 6 for Dave Brown.

EDUCATION PORTION: John Mikkelson and Roy Swainson informed the membership 5 members of the board are on the Architectural Control Committee and any structure plan requires a plan submission to the committee (via BlueMesaHOA@gmail.com) the plan once submitted and approved would then need to be submitted to Gunnison County

for a Building Permit. Mikkelson and Swainson informed the membership (In attendance and through these mailed Minutes) Gunnison County amended their Building Permit requirements in December 2022. Fire resistant building materials are included in the requirements as well as many other changes. The message at the meeting is any member interested in building in Gunnison County needs to review the comprehensive permit packet available on the Gunnison County website. Carrie Stephenson asked will this require the current BMRA Architectural Policy to be modified to follow the amended requirements. The short answer was yes! John Kraft explained Gunnison County has moved from the existing "Code Red" emergency notification system to the Gunnison Regional Alert system. Members need to register at Gunnison.genasys.com/portal/register, video instructions can be viewed at youtu.be/vJN5rMeKAmY. A requirement made by the Colorado State Legislature, House Bill 23-1105 requires the membership of all HOA's be notified that a task force has been created to examine issues regarding homeowner's rights. Questions can be directed to DORA at 303-894-2166.

ANNOUNCEMENTS:

Mike McDonald was acknowledged for replacing the USA flag at the clubhouse this year once again! Jon Kerley addressed the membership with an explanation as to why and how the cattle in the adjoining properties pastures gain access to the community. Tim Brady asked what was the capability of the Brush Truck. John Kraft explained that the truck would be limited to small lightning strike type incident and is not adequate for any kind of structure fire. There being no further business, a motion was made by Kate Michaud and seconded by Mike McDonald to adjourn the meeting. Motion carried and the meeting was adjourned at 3:02 p.m.

The drawing was held for two \$50.00 gift cards. The meeting attendee winner was Brenda Mata and the winner of the gift card for members who submitted their proxies (not present) was Dick and Joy Hale.

John Mikkelson, President

Roy Swainson, Treasurer/Secretary

OFFICERS:

John Mikkelson, President, term expires 2026

Bob Burke, Vice President, term expires 2024

Roy Swainson, Treasurer/Secretary, term expires 2025

DIRECTORS:

Herb Grote, term expires 2024

Bonnie Huisjen, term expires 2025

Pete Burke, term expires 2026

John Kraft, term expires 2026

Scott Strohl, term expires 2025

Steve Coleman, term expires 2024

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.