

BLUE MESA RECREATION ASSOCIATION
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MINUTES OF THE BOARD OF DIRECTORS MEETING, AUGUST 19, 2023

The meeting was called to order by John Mikkelson, President, at 9:08 a.m., in the clubhouse, all officers and directors were present, with the exception of Bob Burke. Members in attendance were Neil Bolton, Moe Coleman, Tim Connor, Laura and Driscoll Jenkins, Tim and Monica Irons, Kim Jones, Bob Newman and Sharon Calloway, Michael Testani and Christine and Bob Vagher.

July 15, 2023 BOD Meeting Minutes: Motion made by John Mikkelson to accept the minutes sent to all directors, via email, prior to the meeting. Scott Strohl carried the motion and Herb Grote seconded, the motion was carried unanimously.

July 1, 2023 Annual Meeting Minutes: Motion made by John Mikkelson to accept the 2023 Annual Meeting Minutes carried by Bonnie Huisjen with Pete Burke seconding the motion, carried unanimously.

Treasurer's Report through August 12, 2023: Motion made by John Mikkelson to accept the Treasurer's Report sent to all directors, via email, prior to the meeting. John Kraft carried the motion with Steve Coleman making the second, carried unanimously.

Road Committee: Chair, John Mikkelson indicated no new road work has taken place in this period. John Kraft chairman of the Equipment Committee indicated Greg Stoneburner and Pete Burke will be handling the 500-hour preventive maintenance on the grader soon. A number of the hydraulic cylinders were found to be leaking and will be sealed. Bids were taken on a set of rear tires for the Backhoe. John Kraft received a bid to remove and handle the mounting for \$2000 for tires alone, as well as a bid from Kwiki Tire Services in Delta, where the tire service company would deliver, mount and remove the old tires for \$2400. A motion was made to have Kwiki Tire Service handle the delivery and mounting of the Backhoe tires. Roy Swainson carried the motion with Bonnie Huisjen seconding the motion, carried unanimously. Kraft indicated a sub committee made up of Pete Burke, Mike Testani, Bob Newman and Kraft put together a set of questions to be presented to Mike Schmidt, Gunnison County Public Works Director. Kraft and Newman indicated Mr. Schmidt was open to further discussions regarding services provided on County Road 25 once the County completes their analysis of anticipated future tax receipts as well as other county road financial responsibilities. The sub-committee members learned Gunnison County will require additional funding in order to maintain the current level of services provided. Therefore, a tax measure is under review in order to place it on the ballot during the 2024 election cycle. The comments at the briefing indicated County Road 25 will more likely see less attention from the County in the short term rather than additional attention. Kraft indicated community roads have not been "Accepted" by the County and therefore, any potential liability issues would be the responsibility of the HOA. A suggestion was made that BMRA provide signs at some of our major intersections in order to mitigate any potential liability issues. Kraft indicated appropriate signage is defined in the "Manual on Uniform Traffic Control Devices for Streets and Highways" document. Mr. Schmidt indicated if the community plat were submitted for approval in the present time the plat would be denied due to a lack of "Right of Way" signs. Herb Grote asked if BMRA could legally restrict logging trucks from community roadways? The sub-committee indicated BMRA may have every right to control access. Mr. Schmidt made it clear that due to the current county budget constraints there will be no additional gravel delivered on County Road 25 and any future Mag Chloride applications may be limited? John Mikkelson indicated the Mikles (Non-Member) snowplowing on our community roads will be addressed.

Clubhouse Committee: Chair, Bonnie Huisjen indicated the doors of the Clubhouse continue to be found unlocked by members entering the building. Huisjen wondered if a new code or a new locking mechanism would be advantages. A few suggestions were made by members and directors including a new access code, new access cards or an automatic locking feature once the door is closed. Swainson indicated the current locking method cannot be any simpler, therefore, complicating the issue may create just another issue. Huisjen indicated she added some signs at the door with simple instructions to follow. No further action taken. Herb Grote and John Kraft purchased C-Channel steel in order to construct a new, stronger and easier to maintain weather station pole. The previous rendition collapsed under heavy winter winds. New security cameras are under review. The current system is antiquated and requires either an expensive re-boot or replacement. "Ring" cameras were discussed as an alternative. The Hankamer property discussion was led by John Mikkelson who provided a brief history of the board's discussion process.

Mikkelson indicated the property adjacent to the garage and clubhouse was offered at a reasonable price and consideration was made regarding a potential future building. However, members of the board reviewed the current BMRA 4-acre property parcel and decided the adjacent property was not necessary in order to accomplish that potential goal. No motion or vote was necessary. The consensus by all BOD members was to move on and have Roy Swainson contact Mr. Hankamer of the board's decision.

Lake Committee: Chair, John Kraft indicated a fish kill occurred on the lake. As many as 80 trout were observed floating on the surface during the summer's heat wave. The trout supplier indicated it was reported to him that several shallow-lake customers suffered the same problem. The likely issue was lower oxygen levels due to excess heat, minimal cloud cover and little rain. The issue appears to have been resolved once daily temperature readings returned to a normal range. Pete Burke asked if a Fall Season stocking could be beneficial? Kim Jones asked what mitigation efforts have taken place regarding the abundant weedy shoreline? Both Kraft and Swainson addressed the question recognizing Kim Jones is fairly new to the community and aware of the lake committee's efforts. We explained the annual dispersion of "Aquacide", the heavy equipment use to remove material along the shorelines which can be observed as the large earthen berms populated over the last 3 years. Roy Swainson asked the committee members present who authorized the removal of the dirt from the perimeter of the lake. No committee member in attendance could indicate who if anyone authorized the removal. Roy Swainson indicated he handled the termination of the material removal at the lake by contacting those responsible through a third party.

Finance Committee: Roy Swainson, Treasurer, indicated late notices were mailed August 9, 2023. Swainson further explained 3 members were sent late notices which included fees from the previous year and according to State Statutes as well as BMRA policy those members require a Certified Return Postal Notices to be mailed. If no corrective action takes place by the member than the attorney can be used to contact and recover the fees after a BOD motion in 30 days.

Covenants/Rules & Regulations/ Policies & Procedures: John Mikkelson addressed the growing community problem associated with the presence of dumpsters on camping lots, and others leaving trash dumpsters at the roadside. Mikkelson indicated the issue has become a nuisance during the past 2 years. Therefore, a previously discussed "Trash Dumpster" policy was reviewed and subsequently modified and sent to the members of the BOD for review prior to the meeting. A motion was made by Mikkelson to accept the 2023 Trash Dumpster Policy, carried by Bonnie Huisjen and seconded by Steve Coleman, carried unanimously by the remainder of the board. BMRA members will have an opportunity to review the new policy via the website as well as in the mail when members receive the 2023 Annual Meeting Minutes. Bob Burke indicated in the July 15, 2023 BOD meeting that he was working with Herb Grote to create a "Resources" drop down menu on the community website. Bonnie Huisjen indicated she would like to see the "Resources" modified to include language which would present a warm and informative welcome to our new members. Letters of potential covenant violations were mailed to Scott for leaving an unattended pop-up camper on their property for several weeks. The discussion of creating a "Trailer Guideline and Policy" was raised in order to provide clarity to our members. Bob Newman indicated it was his opinion from reviewing the governing documents that every BMRA member has the right to enforce the covenants. Bonnie Huisjen commented the "White Book" maintained at the clubhouse was updated by Roy Swainson. New amended policies and the recent BOD meeting minutes, annual budget and other required documents were updated.

Architectural: Greg Stoneburner's backyard dog pen fence was approved by the A.C.C. Member Bob Vagher was invited to present information to the BOD regarding Gunnison County Fire Protection's amended policy regarding the need for the community to install a "Dry Hydrant". Member Vagher indicated the 2022 Gunnison County Building regulations were updated and it now includes many of the recommendations found in the Urban Wildland Interface (UWI) wildfire requirements. These requirements will affect any proposed structure building in the county. Fire resistance material will be mandated and required on most structures as well as a plot plan which shall include defensible space efforts. Member Vagher asked the board to consider installing a "Dry Hydrant" at the lake in-order for the community to "Conform" to the new requirements. Mr. Vagher indicated his building permit is stalled due to the number of issues which include the "conforming" water supply for the GCFPD and was seeking a commitment from the BMRA board. Bob Newman countered Mr. Vagher's presentation and asked Mr. Vagher a number of times to explain commitment and furthermore, requested details of Vagher's personal process dealing with the county. Roy Swainson indicated member Vagher reached out to the officer prior to the BOD meeting and Vagher explained the issues at the county. Swainson obtained a copy of the Gunnison County Fire Protection District "Dry Hydrant" requirements and disseminated the information to the board members prior to the meeting as well as bringing copies of the document to the meeting. Swainson furthermore, indicated he reached out to the Gunnison County Fire Marshall prior to the meeting. Swainson furthermore, created an email with a series of bullet points and requested the Fire Marshall to address the questions. Swainson read the questions sent via email and the Fire Marshall's responses to everyone in attendance. Is it a requirement or recommendation to install a "Conforming" water supply? Answer; recommended. Does the Dry Hydrant effect a member's building permit process or are additional requirements placed on the member's building application? Answer; the current water supply will not be approved by the GCFPD and from

my understanding you don't get a building permit without an approved water source. Swainson indicated the Fire Marshall also called Swainson and a detailed discussion took place the day before the scheduled board meeting. Many of the topics covered in the email were discussed. Swainson was convinced the "Dry Hydrant" would provide a number of advantages for the community and encouraged the installation. Questions raised in the meeting follow; would the install require plowing to the hydrant? Mikkelson asked Vagher if he could obtain a building permit without the install of the hydrant? Vagher indicated he could but at a substantial elevated price to the construction costs. Bob Newman raised the "commitment" issue repeatedly. Swainson indicated the board should strongly consider the political and civil litigation which is currently taking place in Maui where elected officials are accused of failings. Swainson made a motion to develop a plan to install the "Dry Hydrant". Objections from Robert Newman inspired Bonnie Huisjen to ask the question of the entire board. Bonnie Huisjen indicated it was abundantly clear Roy Swainson is an advocate of the hydrant, Bonnie Huisjen was curious to hear the opinion of the other BOD members. Scott Strohl indicated the board should move to install a hydrant according to the specifications of the Gunnison County Fire Protection District. John Kraft followed up with additional comments and encouraged the install. Pete Burke suggested the board could ascertain whether a permit was required while subsequently learning the requirements. Bonnie Huisjen asked Roy Swainson to amend his motion? Swainson amended his previous motion and moved that the BOD seek a permit in order to satisfy the commitment question and move forward with the installation of a Gunnison County Fire Protection District recommended Dry Hydrant. Kraft asked if he could add a comment to the motion and added he would like to be included in the permit process and discuss the issue with the Gunnison County Fire Marshall? Motion carried by Bonnie Huisjen and seconded by Scott Strohl, carried unanimously.

New Business: No additional comments were brought forward.

There being no further business, a motion was carried by Bonnie Huisjen and seconded by Scott Strohl to adjourn the meeting at 11:08 a.m.

John Mikkelson, President

Roy Swainson, Treasurer/ Secretary