

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

MINUTES OF THE ANNUAL MEETING, JULY 11, 2026

The meeting in the clubhouse was called to order by John Mikkelson, President, at 1:15 p.m.

As proof of notice, Treasurer / Secretary Roy Swainson announced the Annual Meeting Notices were mailed / postmarked to all members on June 3, 2026.

Kate and Russell Michaud tabulated the 38 proxies that were either mailed-in prior to the Annual Meeting and / or hand delivered during sign in. The 38 proxies accounting for a total of 191 proxy votes. The Michauds calculating the in-attendance member's votes indicated a quorum had been established at 333 votes. For purposes of the Minutes, Treasurer Secretary Roy Swainson indicated there are currently 255 BMRA property owners. Furthermore, The Treasurer Secretary indicated the total number of lots in BMRA will always remain at 623 lots. However, as large lot owners trim their holdings, the actual membership will continue to increase. A total of 94 persons were in attendance representing a total of 333 votes (attending member's votes as well as the assigned proxies). Which exceeded the 249 votes required to conduct the Annual Meeting (40% of 623). The actual number of property owners in attendance was 50, with 38 proxies assigned to those in attendance this accounted for 34.5% of the membership.

The officers and directors introduced themselves to the membership. John Mikkelson President, Vice President John Kraft, Roy Swainson Treasurer / Secretary, Directors Reiley Stoneburner, Herb Grote, Mike Testani, Colleen Aller and Pete Burke.

President John Mikkelson asked if any new members would like to introduce themselves to the membership. Debbie and Denny Stevens introduced themselves. The Stevens are year-round residents of the community.

Roy Swainson introduced Denny Wilson, the chairman of the Back-40 "Road Association" to the BMRA membership. Mr. Wilson expressed his appreciation to the attendees as the BMRA roads are used as access by their community members year-round. Wilson indicated the gates will be left unlocked during the wildfire period. The gates will be locked later when the wildfires are extinguished and if found locked the combo for this season is 1 2 3 1. Think NYE as a reminder and the members are asked not to share the combo to non-BMRA members. The Back-40 is planning on a limited road improvement project so look for additional road base delivery activity.

The Minutes of the July 5, 2025 Annual Meeting were mailed to all members in the Fall of 2025. A motion was made by President John Mikkelson to accept and dispense of the reading of the July 5th, 2025 Annual Minutes. Bob Burke moved the motion, seconded by Kim Miller, the motion was carried unanimously by the members in attendance.

All attending members were provided a copy of the 2026 Annual Meeting Agenda as well as the 2025-2026 (Tentative) End-of-Year Treasurer's Report at sign-in. Treasurer Roy Swainson explained briefly the monthly BOD meetings Treasurer's Report and Detailed Transaction Reports process where the set of documents are furnished to each board member, before each monthly meeting for review. The "End of Year" Report is a result of the monthly reviews and provided to our members with the Annual Meeting Minutes mailed later in the year. A motion was offered by President John Mikkelson to accept the 2025-2026 (Tentative), "End of Year Treasurer's Report". Tanya Koop moved the motion while Linda Barry seconded, motion carried.

Roy Swainson, Treasurer / Secretary, explained the IRS Resolution 70-604. Roy Swainson indicated the IRS Resolution stipulates the 2025-2026, "remaining funds" from 2025-2026 Operations Budget will be "Rolled Over" to the following year's Operation's Budget. A motion to adopt the resolution was carried by Paul Ferguson and seconded by Scott Strohl, the motion was carried unanimously.

President John Mikkelson invited the Chairperson's of each committee to update the membership. John Mikkelson, Road Committee chair emphasized how essential the roads are to all our members. Steve Coleman Chairman of the Equipment indicated Greg Stoneburner referred to the BMRA Equipment Committee a mobile heavy equipment repair outfit. P & J Mechanical and Heavy Equipment Services worked on the loader and the motor grader earlier this spring. Prices were fair and work was completed in a very satisfactory manner. Reiley Stoneburner represented the clubhouse committee and thanked all the volunteers who assisted with clubhouse decorations and food service. Reiley Stoneburner pointed out the mounted AED Defibrillator the membership requested in the 2025 Annual Meeting. Reiley indicated the carpeting was

replaced in the clubhouse and a group of volunteers led by Laura Manassa and assisted by Kim Jones, Monica Irons and Robyn Neel researched and made the recommendations to the board. Reiley Stoneburner reminded the members of the monthly BOD meetings which are held in the clubhouse on the 3rd Saturday of each month through September. A community Pot Luck is usually held later that same day at 6 p.m. Herb Grote indicated members can view the current weather, webcam and obtain valuable community information from the BlueMesaHOA.com website. Herb Grote indicated the CenturyLink DSL signal does not provide sufficient bandwidth to make it available to all wishing to utilize the Wi-Fi. However, the cell phone signal booster installed in the clubhouse in July 2020 could potentially enhance a member's data via cellphone internet. Members asked if Starlink could be installed at the clubhouse for members to utilize. Approximately \$2000 each year is assigned in-order to purchase various chemicals to treat the roadsides during the active growth season. John Kraft, chair of the lake committee indicated the Dry Hydrant project will begin later this year. The purpose of the "Dry Hydrant" is to enhance the ability of the Gunnison County Fire Protection District or any other fire-fighting organization the ability to quickly draft water from the lake in the event of a fire incident in BMRA. "Aquacide" pellets are dispersed annually in the lake in-order to control the invasive water borne and invasive plant life. John Kraft informed the membership a "healthy discussion" occurred at the May 2026 BOD meeting regarding whether to stock the pond or pause any stocking. 150, 6"-12" Rainbow Trout at approximately \$2100 were stocked in late June for recreational purposes. The Lake committee adjusted the number of stocked trout as this year's snowpack was lighter and therefore the lake level would be negatively affected. A number of members expressed concern about the health of the pond. Bob Burke indicated that the lake's level will improve at the same time members see Blue Mesa Reservoir and the Lake Fork of the Gunnison improve. Bob Burke was against any dredging of the lake that might disturb the clay liner. Doug Tallant who indicated he has some experience with mitigating aquatic vegetation from lakes in Kansas. Tallant recommended a product called Carmex. Don Miller indicated he was against the introduction of any herbicides. Greg Stoneburner suggested the Lake Committee meet with Stan Whinnery as Whinnery has years of private property pond maintenance experience. Patricia Ramsey suggested the Lake Committee form a membership committee in order to suggest recommendations to the board. Ted Manassa suggested the board learn what kind of interest the membership has in funding any lake improvement projects. John Kraft chairman of the lake Committee asked all members who were interested in participating in such a committee to reach out to him personally following the Annual Meeting and / or send an email to the BlueMesaHOA@gmail.com address. Treasurer Roy Swainson went over some of the details in the "End of Year" Treasurer's Report. Salary was under budget due to the light winter. Road Budget was underspent as the heavy equipment remained parked following an unexpected Comprehensive Commercial Insurance Policies not renewed due to elevated risks. Roy Swainson indicated he and John Kraft spent months and numerous insurance applications in our attempt to find an insurer. The heavy equipment could not be operated for months and the clubhouse was closed due to the lack of any insurer expressing any interest. Insurance was eventually secured on the "Secondary" insurance market. The unspent funds will be applied to roads in the fall of 2026 as the "Roll-Over" IRS 70-604 was passed.

NEW BUSINESS:

Roy Swainson explained the Election Policy, adopted by the board several years ago in-order to provide a consistent election procedure each year. The first position to move would be the President currently held by John Mikkelson. Mikkelson indicated he was not interested in running for a subsequent term. Roy Swainson stood and acknowledged John Mikkelson's dedicated service to the membership of Blue Mesa Recreation Association for 16 years. Swainson presented Mikkelson with a plaque of appreciation noting 16 years as a valued board member, Vice President and eventually President. Bob Burke another BMRA long standing board member and a previous President of the Association approached the front table and offered comments of appreciation to the outgoing President. This opened the nomination process for President. Cathie Strohl nominated Roy Swainson for President, seconded by Hugh Barry. Additional nominations from the floor were encouraged and Ginny Robinson and Wayne Bordner nominated Pete Burke. Pete was asked if had any comments to share with the membership. Pete indicated he was interested in running, no other comments were offered. No other nominations made. Pete Burke was nominated by Wayne Bordner and Don Miller for director position # 3, currently held by the incumbent Pete Burke. Again, floor nominations were encouraged 3 additional times with Bob Vagher nominated by Wayne and Sandra Bordner. Director position #4, currently held by Colleen Aller was nominated by her husband Billy Aller and Pete Burke, her brother. Laura Manassa was nominated by Kim Jones and seconded by Monica Irons. No further nominations were made from the floor. Members in attendance were asked to fill-in the ballot provided with the Agenda and Treasurer's Report sheets provided to each member at the sign in desk. The ballot attached to the Agenda reflected the member's actual total vote which would also include the proxy figure if any was assigned to the individual member. The ballots were collected and tabulated by Monica Irons as well as Kate and Russ Michaud. The results for President Roy Swainson 196.5 to Pete's Burke 130.5, Peter Burke retained his Director position 270 votes to Bob Vagher's 51 and incumbent Colleen Aller was removed from her Director's position as Laura Manassa won 205.5 to Colleen Aller's 121.5. All ballots casted during the July 11th 2026 Annual Meeting election as well as all of the proxies submitted will be maintained by this office.

EDUCATION PORTION: Vice President John Kraft indicated the community has once again been

accredited as a "Firewise" community. Kraft expressed his appreciation to committee members Ed Lingenfelter, Ken Head, Conner Head, Fred Penoyer, Amber Bowlin and Derek Vaughn for their assistance. Mentioned in the wildfire presentation was the suggestion members research the abundance of web information to prepare for a wildfire event. Topics such as defensible space, mitigation of fuels near your home / cabin and what documents need to be prepared in the event of an evacuation order.

ANNOUNCEMENTS:

There being no further business, a motion was made by Kate Michaud, seconded by Neil Bolton to adjourn the meeting. Motion carried and the meeting was adjourned.

Following the meeting, the drawings were held for the two \$50.00 gift cards. Virginia Robinson drew the "meeting attendee" gift card while Rosalinda Burke was drawn as the winner of the gift card for members submitting proxies (not present).

Roy Swainson, President

Reiley Stoneburner, Treasurer/Secretary

OFFICERS:

Roy Swainson, President, term expires 2029
2391 Blue Mesa Dr. Powderhorn, CO 81243
(281) 610-1521

John Kraft, Vice President, term expires 2027
346 Kebler Tr., Powderhorn, CO. 81243
(316) 393-0746 (316) 776-2093

Reiley Stoneburner, Treasurer/Secretary, term expires 2028
1115 Uncompahgre Trail
Powderhorn, CO 81243
(281) 825-9593

DIRECTORS:

Herb Grote, term expires 2027
628 Jameston, Boulder, Co 80301-4221
154 Slumgullion Tr., Powderhorn, Co 81243
(303) 530-4387 & (970) 641-3864

Scott Strohl, term expires 2028
1010 Slumgullion Trail
Powderhorn, CO 81243
(620) 532-9474 (970) 641-3844

Pete Burke, term expires 2029
105 Schofield, Powderhorn CO 81243
(214)-709-6752

Laura Manassa, term expires 2029
591 Blue Mesa Dr., Powderhorn, Co 81243
(970) 641-2042 (970) 787-0764

Mike Testanil, term expires 2028
287 Engineers Trail., Powderhorn, CO 81243
(480) 313-6900

Steve Coleman, term expires 2027
435 Slumgullion Trail., Powderhorn CO 81243
(970) 901-2079 (970) 901-2080

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, all bylaws, articles and rules and regulations; recent 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: bluemesahoa.com.