

Please note that the Meeting Minutes are posted once they have been written, reviewed and approved by the board, typically at the next monthly meeting.

**BLUE MESA RECREATION ASSOCIATION**

[www.blumesahoa.com](http://www.blumesahoa.com)

**2391 BLUE MESA DRIVE**

**POWDERHORN CO 81243-9723**

**MINUTES OF THE BOARD OF DIRECTORS MEETING, JUNE 15, 2024**

The meeting was called to order by John Mikkelson, President, at 9:00 a.m., in the clubhouse, all officers and directors were present with the exception, of Roy Swainson and John Kraft. Members in attendance were Carrie and Ted Stephenson, Mike Testani, Amber Bowlin, Monica Irons, Banet Kerley, Neil Bolton, Kate and Russ Michaud, Wayne Bordner, Maureen Coleman and Colleen Aller.

The May 18, 2024 BOD Meeting Minutes: Motion made by John Mikkelson to accept the minutes sent to all directors, via email, prior to the meeting. Bob Burke carried the motion with a second from Scott Strohl, the motion was carried unanimously.

Treasurer's Report dated June 2024. Motion made by John Mikkelson to accept the Treasurer's Report sent to all directors, via email, prior to the meeting. Bonnie Huisjen carried the motion with Steve Coleman making the second, carried unanimously.

Road & Equipment Committee Reports: Steve Coleman and Pete Burke gave a brief review of the maintenance being done on the road equipment. John Mikkelson reported 7 loads of road base have been spread, Cinnamon got 4, and Slumgullion received some. A few more loads will be applied when they become available. Our supplier is also working on other county roads so more road base is not available at this time. On June 17, 2024 road save dust control application will be applied. Several different sections will get application. Blue Mesa will get application from the information center to Smokey the bear, the south end of Blue Mesa Drive will receive some, part of Slumgullion will get application if 4500 gallons will go that far. Application rate has been decreased some. The recommendation is 3.5 gallons/foot and we are applying 2.8 to 3.0 and 12 foot dispersed down the middle. Blue Mesa Drive needs some rebuilding/restructuring which will be considered this season. Bob Burke commented on peeling back a portion then reusing the material to restructure.

Clubhouse: Bonnie Huisjen reports cleaners are still needed for July, August, September and November. Potlucks are being held periodically the 3<sup>rd</sup> Saturday evening of the month during the summer season. Food is ordered from Southern Vittles for the annual meeting. They were half the price of 5B's BBQ from Gunnison. The front entrance door remains unlocked often. A reminder was given that on the outside combo pad there is a lock symbol that just needs to be pressed once the door is closed to secure the lock. A sign will be hung with a reminder.

Lake: Steve Coleman reports fish will be delivered June 27, 2024. Scott Strohl reports a pending meeting is scheduled in the next week with the fire chief/Assistant from Gunnison County to review the best location for the Dry Hydrant. Strohl located PVC products in Kansas about half the price from Colorado. Cost could be around \$2800.00. Purchase is pending Gunnison County meeting to verify road access is sufficient. Bob Burke recommended clearing an area for portable tanks which are used in firefighting.

Covenants and Bylaws: John Mikkelson states The Senate passed a bill in April 2024, SB24-134, pertaining to home based business. The bill basically prohibits HOAs from prohibiting home based business. However, home based business must adhere to any regulations that may be association rules and covenants and also to any county and municipal zoning. If an association has any regulations regarding traffic, signage, nuisance, etc, those still apply.

Mikkelson also reviewed that Gunnison County requires a long term camping permit for any camping beyond 14 days. BMRA has a 28 day policy. Day 15 and beyond technically are in violation of Gunnison County. The County requires that

to camp more than 14 days a long term camping permit (\$338.00) is required and that will only be granted if proof of a sanitation control system is on the lot.

New camping policy: John Mikkelson comments in the past camping has not been an issue. The past 5+ years, with more members, complaints started coming in. This forced the board to better interpret the policy with an opinion from the BMRA attorney. When property owners are in violation, courtesy letters are sent out first. In the past several years, folks have been found to be living in their camper/trailer, grey waste water was being dumped on the ground, etc. Numerous other issues created difficulty with proper camping. Property owners are asking that covenants be better enforced. The entire board spent much time over the fall/winter reviewing many options. Many board members had very strong opinions for and against many items. Mikkelson suggested we focus on just the items we have had to deal with in the past year. The purpose of explicit explanation in the policy is because these items are actions being seen in the subdivision. These are repeated violations. The board approved the policy. Bob Burke comments this policy is a first step, not printed in stone and can be adjusted as needed. Burke states enforcing rules can be difficult.

Bonnie Huisjen stated the board has spent hours and hours and hours on this and it is not a new issue. Huisjen goes on to say there was a lot of contention, even amongst the board regarding this policy. Huisjen states that a starting point had to be established. Attorney fees have been spent on this issue therefore the board felt it necessary to move forward and establish a base. The covenants use the term "camping" which is defined differently by everyone. Therefore, legal advice was sought on what is the definition. Detail is not in the original explanation. This policy gives a definition. Carrie Stephenson asked why the urgency? Bob Burke commented 2 issues, legal fees have gone up substantially with this issue and continually dealing with this for several years, repeatedly.

Carrie Stephenson asked if this is complaint driven? Burke responded that it was. Stephenson stated her concern about division between cabin owners and non cabin owners. She suggests communication with property owners may have alleviated some of that and input from members may have also helped. Explanation to owners on why this was implemented also may have helped. Stephenson states she is concerned the 4 week removal limitation creates an infringement of use of owner's property as recreation/residence. She recommends pausing the policy.

Ted Stephenson commented in his opinion this policy is not a clarification, it is an actual change.

John Mikkelson stated that covenant #2 is not clear. This issue was not sprung on owners and that every meeting this is discussed which can be found in the minutes.

Steve Coleman stated conversations have taken place but no one has ever put it in writing.

John Mikkelson reminded those present that the board welcomes any input.

Ted Manassa commented the covenants are not clear on the camping issue and he feels folks need to review all the covenants.

Bonnie Huisjen restated that the board has gotten complaints, therefore the board needs to act on them.

Carrie Stephenson questioned why the board has to take action.

Bob Burke responded it is the board's fiduciary responsibility.

John Mikkelson stated we are indemnified by the HOA and if we don't act on issues, we become responsible. Camping violations have increased causing this change.

Kate Michaud asked if camping was still only 28 days per lot?

John Mikkelson stated yes and that it is a starting point. Mikkelson restated this has been discussed in many board meetings and documented accordingly. Mikkelson restated members are encouraged to attend meetings and give input. Colleen Burke and Carrie Stephenson encouraged communication with property owners that this policy is just a starting point.

Neil Bolton stated there are new laws that cause board to be more "strict" in communications.

New Business: John Mikkelson commented that he has invited the BMRA association attorney to attend the BMRA annual meeting.

Mikkelson also stated BMRA select board members attended Gunnison Ranch annual meeting to allow for better communication and reminded that Gunnison Ranch is NOT an HOA but a road association.

Architectural Committee: 2 sheds approved. Slaughters and Kam

Having no further business Scott Strohl entertained a motion to adjourn meeting. Bob Burke second. Meeting adjourned at 10:20 AM.