

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING, JUNE 20, 2026**

The meeting was called to order by Roy Swainson, Treasurer-Secretary, at 9:02 a.m., in the clubhouse. Officers not able to attend included President John Mikkelsen as he was preoccupied in Texas. Furthermore, Vice President John Kraft was unable to attend as he was home in Kansas. Both officers made arrangements to participate in the BOD meeting via the conference speaker phone device. Mikkelsen successfully connected to the device, however, Kraft was required to participate via Swainson's cell phone loud speaker. Board Director Herb Grote was absent and did not participate via conference call. Guests in attendance included Neil Bolton, Moe Coleman, Sharon Callaway, Bob Newman, Scott Strohl, Don Miller, Fred Penoyer, Chris Taylor, Jon Kerley, Ginny Robinson, Robert Perrado, Greg Stoneburner and Ted Manassa.

Minutes: Motion made by Roy Swainson to accept the Minutes of the May 16, 2026 BOD meeting sent to all directors, via email, prior to the meeting. Colleen Aller carried the motion with Mike Testani making the second, motion accepted.

The June 15, 2026 Treasurer's Report: Motion made by Roy Swainson to accept the Treasurer's Report as written. Colleen Aller carried the motion with Reiley Stoneburner making the second, motion carried unanimously.

**Committee Updates:**

Road and Equipment Committee: Steve Coleman provided the an update with regard to recent equipment maintenance. BMRA was fortunate to learn of a mobile heavy equipment maintenance outfit. P & J Welding, specializing in Cat and Deere heavy equipment repair and maintenance. The motor grader's cylinders were repaired and the engine performance of the wheel loader were optimized. This necessary major remote repair amounted to roughly \$8700. Those in attendance with heavy equipment experience indicated the cost could have been significantly higher had the equipment been transported to a repair shop. John Mikkelsen via the conference device indicated he obtained a quote from one of the road-base distributors we have used in the past. Mikkelsen additionally reached out to Envirotech for a road-saver application quote. The gravel dust reduction application discussion covered whether the application was actually desired by the members as the cost is roughly \$9,000 for 4500 gallons. This amount will cover a limited length of community roads. Members in attendance expressed a desire to continue the Mag Chloride application. Alternatives to having Envirotech charge BMRA for the required water applied to the roads during the application was also discussed. Envirotech drafts the necessary amount of water from our pond, then subsequently bills BMRA a service fee. Comments included using totes containing water, secured on a trailer or a dump truck to limit costs. Others indicated the application would not be regulated, the pace of the water application would lead to an elevated level of evaporation prior to the actual application of the material. Another suggested BMRA purchase a water truck. Comments indicated a regulated discharge from a 4000-gallon water truck would be optimal and the cost savings may justify the purchase. Attendees indicating a good used truck might cost \$10-\$15,000. These comments led to the conversation of selling the 200-gallon water truck we currently possess and use the proceeds to cover the cost of a 4000-gallon truck. County asphalt mills were introduced in the conversation as well. Procurement and environmental concerns were raised. Ginny Robinson suggested members could slow down while driving in order to reduce the amount of roadside dust.

Clubhouse Committee: Treasurer Secretary Roy Swainson moved the discussion to the Clubhouse and the Annual Meeting arrangements. Swainson acknowledged Moe Coleman and the previous Clubhouse Chairperson, Bonnie Huisjen stepped up to handle the Annual Meeting arrangements. Current Clubhouse Chair, Colleen Aller indicated in an earlier BM Facebook post some alternative ideas for the Annual Meeting regarding food, refreshments and the set up routine. The Aller post aroused some members and the feedback apparently was negatively accepted by Colleen Aller. Colleen Aller prior to the scheduled June 20 BOD meeting responded to the board's Agenda email that she would step down from Clubhouse. As Roy Swainson thanked Moe and Bonnie for stepping up, Reiley Stoneburner indicated she would assume the role of Chair of the Clubhouse. Further discussion reflected the Annual Meeting would be handled in the same manner it has for many years, catered food and refreshments provided to the guests. A number of community volunteers regularly look forward to decorating the clubhouse and meeting the members while volunteering.

Lake Committee: Chair, John Kraft attended the BOD meeting via cell phone from Kansas. Kraft thanked Moe Coleman for volunteering to meet the spring season trout stocker, scheduled for the 23<sup>rd</sup> of June 2026. 100 catchable Rainbow Trout as well as 200 smaller Rainbows will be delivered to the pond at a cost of \$2137.00. Don Miller, a

member in attendance commented that perhaps a pause should be considered as the pond's condition is deteriorating due to the drought. Kraft indicated during the May BOD meeting those same concerns were raised however, the board agreed to move forward and monitor the situation going forward. Tom Huisjen indicated he met Stan Whinnery on some outside occasion and in that conversation, he learned Whinnery builds and maintains mountain ponds. Huisjen indicated he thought Whinnery could be a valuable asset and should be consulted. Tom Huisjen was asked if he would be interested in participating in a pond restoration community committee. The response was eerily similar to another response heard earlier at the same meeting. Distance from the tasks and personal work responsibilities would interfere with participating in a meaningful manner.

Covenants/Bylaws/Rules & Regulations/Policies & Procedures Committee: Treasurer / Secretary Roy Swainson provided a brief summation of the Meta Johnston Appeal Hearing held May 16, 2026, following the regularly scheduled BOD meeting. The Appeal was attended by Reiley Stoneburner, Roy Swainson, John Mikkelson, John Kraft and Steve Coleman. Reiley Stoneburner managed the Appeal while Roy Swainson presented the docs, the timeline of letters from both BMRA and our law firm. Also included in the presentation were photographs of the bulldozer remaining in one position all winter. The attorney handling the BMRA complaint monitored the hearing as well and participated via speaker phone. Meta Johnston did not provide any credible information that the bulldozer was operational. On the contrary, she indicated she has not been able to reach the "owner" or even operate the vehicle. Board members participating in the hearing rendered a decision reflecting the member failed to present any evidence contrary to our findings. Therefore, Roy Swainson indicated at the June 20, 2026 board meeting that the board was required to affirm the decision to have the attorney move forward with enforcing the Protective Covenant by filing an injunction. The attorney suggested the board vote to move forward with the "injunction" process. Members in attendance as well as board members asked what the estimated cost of proceeding with this action could be? Swainson indicated there is no way to estimate, however, BMRA Collection Policy places the burden of these expenses on the member found to be in violation. A motion was made by Swainson to authorize our law firm to move forward with the injunction procedure, requesting the court to order Meta Johnston at 4066 County Road 25, Powderhorn, Colorado, 81243 to remove the bulldozer and order the member to reimburse the membership of BMRA the costs incurred by this action. The motion was carried unanimously with the exception of Colleen Aller and Pete Burke opposing the action. Kraft on the phone voted in the affirmative. Mikkelson left the meeting prior to the discussion.

The ACC is reviewing the Fred Penoyer fence plans.

New Business: Colleen Aller defended a Facebook post she submitted to the BMRA Community Facebook page which indicated alleged criminal acts were taking place on Back-40 properties. Don Miller took exception to the tone of the social media post. Miller indicated the FB comment sounded accusatory and threatening. Colleen Aller was asked if she has any evidence to reflect that members of BMRA were responsible for these reported acts? Colleen Aller responded she was asked by representatives of the Back-40 to bring this to the attention of the membership. Don Miller reacted to Colleen Aller's accusation asking are you representing the members of BMRA or the Back-40? Miller followed up with are you more loyal to the Back-40? Neil Bolton commented Colleen Aller sounded like a quasi spoke person for the Back 40? Colleen Aller indicated she would no longer post comments on the community FB page. Colleen Aller asked if there was any movement to separate the Treasurer and Secretary position. This has been addressed and the answer is a change to the By-Laws is a daunting task and possibly expensive. Miller asked Colleen Aller why are you interested in pursuing this proposal? Colleen Aller's response was politically correct and indicated Roy Swainson may not want to continue this time consuming position and how will the community recruit a candidate to replace him when he's had enough. In essence, recruitment may be easier if the position was divided and responsibilities reduced. No further action required or taken.

There being no further business, a motion was carried by Reiley Stoneburner and seconded by Roy Swainson to adjourn the meeting at 11:20 a.m.

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Roy Swainson, President

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Reiley Stoneburner, Secretary/Treasurer