BLUE MESA RECREATION ASSOCIATION
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2391 BLUE MESA DRIVE
POWDERHORN CO 81243-9723

MINUTES OF THE BOARD OF DIRECTORS MEETING, MAY 16, 2026

The meeting was called to order by John Mikkelson, President, at 9:05 a.m., in the clubhouse, all officers and directors were present, with the exception of Pete Burke, Mike Testani and Colleen Aller. Members in attendance Neil Bolton, Wayne and Sandra Bordner, Moe Coleman, Monica Irons, Paul Jeager, Reagan & Kim Jones, Driscoll and Laura Jenkins, Jan Koorn, Christina and Bob Vahger

The September 20th, 2025 BOD Meeting Minutes: Motion made by John Mikkelson to accept the Minutes sent to all directors, via email, prior to the meeting. Steve Coleman carried the motion with a second from Herb Grote, the motion was carried unanimously.

Treasurer's Report reflecting expenses and receivables through the reporting period of May 5th, 2026. 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, motion carried.

Road & Equipment Committee Reports: John Mikkelson Chair of the Road Committee indicated the committee members will determine in the near future the intended 2026 plan to improve roads with additional road base deliveries as well as the "RoadSaver" application in order to reduce dust near homeowner affected areas. Steve Coleman, Chair of the Equipment Committee indicated his discussions with our primary operator, maintenance work will begin on both the loader and the grader. Roy Swainson highlighted the KWH hour usage to maintain the equipment during the winter. KWH meters were purchased following the September BOD meeting and provided to Greg Stoneburner in order to record the KWH usage to heat the motor grader engine block prior to starting in the winter cold. Jake Briggs recorded the loader usage. Roy Swainson indicated Greg Stoneburner activated the grader's block warmer via wifi internet when away at work. Briggs sparingly plugged the loader in when needed as well. Total KWH usage during this extremely light winter was less than $120 in kwh reimbursement to the employee/operators.

Clubhouse Committee: Chair, Colleen Aller was late to the BOD meeting and not present to carry the discussion. Roy Swainson handled the Clubhouse update, indicating albeit the clubhouse closure over the entire winter due to the initial lack of comprehensive/liability insurance coverage, the kwh clubhouse usage was staggering. Swainson presented a 2-year graph reflecting the kwh use for each month for the previous 24-month period. Swainson noted the clubhouse was closed to activity, thermostats set to approximately 55 degrees, thermostats secured, the on-demand hot water heater was disabled and no electricity was needed 24/7 to maintain the heavy equipment engine blocks yet our kwh usage remained extremely high. Swainson suggested the board consider these factors and perhaps consider shutting down the clubhouse following hunting season immediately after the Thanksgiving Holiday weekend. Two issues to be considered; Can the water lines be blown eliminating any possible damage to pipes and can the computer room equipment (Web and security cams along with the necessary equipment to operate these devices) function properly in the absence of heat? Swainson indicated he was not seeking any immediate action but expressed a desire to lay the ground work for a summer season discussion. Before moving on, Swainson suggested we highlight the difficulty the HOA officers experienced in obtaining insurance coverage and the subsequent increased costs. Swainson indicated the HOA was not cancelled however, a non-renewal letter was sent to us by our insurance company. The underwriter indicated risks were beyond the company's appetite. Albeit no claims have been made for as long as anyone could recall. Farm Bureau has provided BMRA with insurance coverage for decades. Kraft and Swainson spent numerous hours and days completing insurance companys applications with routine denials. As a result, our insurance coverage costs have doubled and the utility truck has yet to be insured. Regarding the kwh hour usage Wayne Bordner indicated there is a service that can be requested to evaluate your structure, Energy Efficiency Evaluation and Pressure Testing, Andy Tooke, 970-596-6300. Wayne Bordner also indicated he was denied homeowner coverage by several insurance companies. Wayne Bordner eventually locked in a policy with Berkshire Hathaway.

Lake Committee: Chair, John Kraft chair of the Lake Committee updated the members in attendance with the proposed "Dry Hydrant" project. Bob Vahger asked to be reimbursed for the Hydrant head he purchased two years ago, an offer he made to the community when his building permit was under review by the county. President John Mikkelson indicated he was in favor of the reimbursement. Kraft expressed concern that as the summer heat drew nearer along with the lake's lower water level the stocked trout longevity may be compromised. In order to reduce the risk of an expensive mortality event, Kraft ordered fewer trout this season. A discussion followed as to whether or not to even bother with the annual stocking. Many in attendance believed the stocking should be paused. However, in the end the decision was made to continue the stocking and evaluate the summer activity. The current stocking is scheduled for June 18th and will cost $2173.00. Kraft indicated he would not be available on the scheduled delivery date and asked if a member or another board member could be present at delivery and hand the check to the stocker. Moe Coleman indicated she would handle the task. Reiley Jones recommended a fish creel, a fisherman success rate conducted. Tom Huisjen was asked to provide some details of his fishing experiences on the lake since last summer. Huisjen indicated the lake was in his opinion, in very poor shape and fishing was disappointing at best. Huisjen suggested the board speak to Stan Whinnery as Whinnery reportedly manages several private landowner ponds in Hinsdale County.

Finance Committee: Roy Swainson, Treasurer, indicated approximately 20 members were delinquent with their annual dues submission as reported in the September 2025 BOD Meeting Minutes. Over the winter his efforts reduced the figure to 7 delinquent members along with 2 property liens filed. Treasurer Roy Swainson indicated the 2026-2027 Proposed Budget was crafted and forwarded to the Finance Committee members which includes John Mikkelson, Pete Burke, Reiley Jones and John Kraft on May 5th, 2026. Motion carried by John Kraft and seconded by John Mikkelson, all 7 board members in attendance approved. When asked if there were any nays, no opposition, motion carried.

Covenants/Rules & Regulations/ Policies & Procedures: Roy Swainson handled the Covenant Committee activity. Roy Swainson asked the board members present at this meeting to affirm, acknowledge the actions taken by the board during the winter off season. Namely, the Meta Johnston email sent to all board members on December 29, 2025. President and Chairman of the Covenant Committee sent an email to all board members which indicated Meta Johnston indicated she was not planning on taking any corrective action with regard to the Potential Covenant Violations reflected in a 2024 Covenant Committee letter and later in a subsequent 2025 letter from the HOA. These letters reflected an inoperable bulldozer was not in operation and parked on her property. The Covenant Committee and board has repeatedly asked that the inoperable piece of equipment be removed from the subdivision. Roy Swainson possessed a copy of the December 29, 2025 email and asked each member to affirm their responses. All who responded in the email chain acknowledged their recorded comment. All with the exception of Pete Burke and Mike Testani (who were absent) acknowledged their previous comment. In the email, all moved to have the attorney handle the Protective Covenant Violation with the exception of Colleen Aller who abstained from the action. Motion by the board affirmed at the May 2026 BOD meeting.

Architectural: Roy Swainson acknowledged for the purposes of the BOD meeting Minutes the following: Patricia Ramsey lot cluster request approved, Patricia Ramsey's fence plan approved, Keck lot cluster plan approved, Halliday-Dellago septic plan approved as well as the engineered Penoyer porch wind break was approved. Approval letters were created and provided to all of the members by the Secretary. Robyn Neel asked what was a "Lot Cluster"? Roy Swainson responded and indicated a home owner may submit a lot cluster plan to Gunnison County as it may be beneficial to the property owner when it pertains to the property owner's building project. It was pointed out that any accepted cluster plan will not change the number of lots assessed by BMRA. This is strictly a Gunnison County parcel modification proposal.

New Business and Members Comments: Roy Swainson initiated New Business by recognizing that the first Saturday in July, which is historically the Saturday BMRA schedules the Members Annual Meeting falls on the 250th USA Anniversary, the fourth of July. Roy Swainson suggested the Annual Meeting be scheduled for the following weekend, the 11th of July. And if the proposal is accepted by the board, then the regularly scheduled July board meeting, held on the 3rd Saturday shouldn't be necessary. The board agreed to move the Annual Meeting to the 11th and agreed the need for a regular monthly July board meeting could be postponed to the 3rd Saturday of August. Swainson indicated this decision needed to be discussed in order for the printing and mailing of the Annual Meeting Notice to reflect the dates of scheduled meetings to the membership. Swainson asked who would replace Bonnie Huisjen with organizing the Annual Meeting food, refreshments and serving the food? Colleen Aller, chairperson of the Clubhouse proposed that Roy Swainson may want to handle the responsibilities. Swainson responded by saying the actual meeting's agenda and necessary business occurring at the Annual Meeting is handled by this officer. Swainson was not interested in handling the entire event. Interested members need to step up and assume Bonnie's important role. No volunteers spoke up following this discussion. Swainson asked the board members scheduled for re-election this cycle if they were interested in reflecting their intentions. John Mikkelson, President indicated he would not be seeking another 3-year term. Colleen Aller indicated she would be happy to continue in her role and could not guess her brother's intentions (Pete Burke). Colleen Aller asked if there was any pending action to separate the Secretary / Treasurer position. President John Mikkelson indicated he researched the separation procedure and learned that in 2005 it was quite a complicated endeavor to change the By-Laws in order to make the change. Colleen Aller asked Roy Swainson what his thoughts were? Swainson acknowledged the position of Treasurer Secretary was extremely time consuming and task heavy for one volunteer. However, Mr. Swainson indicated the activities and responsibilities of the two positions overlap one another in many situations and it made sense to maintain the current status. Steve Coleman indicated the slash pile debris remains from last year as the snowpack was too light this winter to ignite the brush in the safe manner. Coleman suggested the board activate a community wide fire ban. As the winter snowpack and dry weather has elevated the wildfire concerns. The discussion actually focused on whether members should approach other members who have ignited a campfire or other fire related activity. The Protective Covenants address what kind of campfire ring is approved. Mr. Swainson expressed caution to those who might take it upon themselves to approach members when a campfire is brought to their attention. Especially in lieu of no actual lawful authority to enforce. Members in attendance acknowledged the consequences of not taking any proactive action and suggested an educational approach. Mr. Swainson, although cognizant of the extreme fire danger expressed his reluctance to have non-law-enforcement personal approach members they may not know personally. Colleen Aller agreed with Swainson. The board, although cognizant of the extreme danger did not move to make a motion to supersede the current Gunnison County regulations. Kraft expressed gratitude to community members whose efforts successfully regained the community's "Firewise" accreditation. Kraft and his Firewise committee members will use the Education portion of the Annual Meeting to cover a number of fire wise topics. Kraft unfortunately acknowledged, that his understanding is West Region Wildfire Council has no funds for grants this year? Driscoll Jenkins acknowledged he reached out to WRWC and requested a review of his property for defensive space recommendations. Kraft indicated he had his property reviewed sometime ago and it cost $700. (Kraft called Swainson following the meeting and realized his costs were actually $200 and expressed a desire the Minutes reflect that oversight). Mr. Jenkins encouraged others with dead standing timber on their lots to contact West Region Wildfire Council and he hoped the additional contacts would promote an improved response from the organization. Wayne Bordner suggested a change should be considered in the Protective Covenants with regard to the Covenant requiring the construction of a dwelling be completed in 6 months. Swainson advised Bordner the Covenant addresses the exterior and not the completion of the entire home.

There being no further business, a motion carried by all to adjourn the meeting at 11:01 a.m.

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John Mikkelson, President

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Roy Swainson, Treasurer/ Secretary