

BLUE MESA RECREATION ASSOCIATION
www.bluemesa.org
2391 BLUE MESA DRIVE
POWDERHORN CO 81243-9723

MINUTES OF THE BOARD OF DIRECTORS MEETING, SEPTEMBER 20, 2025

The meeting was called to order by John Mikkelson, President, at 9:04 a.m., in the clubhouse, all officers and directors were present with the exception of Vice President John Kraft. Members in attendance were Neil Bolton, Sandy and Wayne Bordner, Moe Coleman, Kim and Reagan Jones, Ted and Laura Manassa, Fred Penoyer, Greg Stoneburner, Scott Strohl and Paul Woods.

The August 16th, 2025 BOD Meeting Minutes: Motion made by John Mikkelson to accept the minutes sent to all directors, via email, prior to the meeting. Herb Grote carried the motion with a second from Steve Coleman, the motion was carried unanimously.

The July 5th, 2025 Annual Meeting Minutes: Motion made by Mikkelson to accept the minutes sent to all prior to the September BOD meeting. Mike Testani and Reily Jones carried the motion and moved unanimously.

Treasurer's Report reflecting expenses and receivables from August 8th through September 15, 2025. Motion made by Mikkelson to accept the Treasurer's Report sent to all directors, via email, prior to the meeting. Herb Grote carried the motion with Steve Coleman making the second, carried unanimously.

Road & Equipment Committee Reports: Steve Coleman provided the heavy equipment maintenance update including comments ie; oils and filters. Greg Stoneburner called the utility "locates" provider and requested markings at areas to be addressed this fall. Greg Stoneburner requested new cutting edges be purchased. Committee and board members discussed the annual snow season run-off issue found at the intersection of Blue Mesa Drive and Mosquito. This area is subject to excessive run-off and is the main access roadway to the community. The road committee addressed the area previously by applying several loads of road base earlier this spring. A project has been discussed to create a retention pond near the intersection, along the intersecting road's right-of-way in order to alleviate the run-off ponding. Road Committee members have used software apps to locate the precise roadway boundaries. However, the same committee members are well aware a cell phone app may provide a false representation and therefore believe it is in the best interest of the community to clearly define the property boundaries. Alternate suggestions were discussed in order to mitigate the costs of a property survey.

Clubhouse Committee: Chair, Colleen Aller was asked to provide any clubhouse issues / updates with regard to the carpet replacement. Colleen Aller indicated she believed Treasurer Roy Swainson would probably possess a better understanding of the progress. Roy indicated several members have been working diligently in order to obtain prices for the replacement and have selected a Gunnison outlet. Quote and color have been determined by this group of members which was quoted at under \$6000. Carpet to be replaced this fall. Roy Swainson indicated the AED (defibrillator) requested by the membership at the July Annual Meeting has been purchased and is ready to be installed in the clubhouse. Greg Stoneburner volunteered to install the protective case and device. Treasurer Roy Swainson requested a member of the "clubhouse committee" maintain communications with Lissa Cox (the clubhouse cleaner) as she often times can't reach a committee member and therefore reaches out to the Treasurer. A committee member should be handling the scheduling.

Lake Committee: John Kraft, chairman of the lake was absent. Pete Burke who worked with Kraft on the dirt moving project at the lake provided an update. A fire apparatus driveway had been bulldozed and graded, additional work to follow. Material had been moved into the lake in order to create a foundation for the construction of the PVC pipes for the dry hydrant. Additional material was also moved on the east side of the pond in hopes to remove excessive vegetation believed to be drawing water from the pond. The PVC and actual dry hydrant to be completed in 2026/2027.

Finance Committee: Roy Swainson, Treasurer, indicated approximately 15 members were currently delinquent with assessment dues submission. Treasurer asked the board to consider the Collection Policy language and have three of the 15 referred to our attorney for collection purposes. Roy Swainson indicated these three are a number of years into delinquency with no response to numerous correspondences. Numerous First Class and Certified Return letters have been mailed over the years. The board failed to move on this recommendation. Treasurer Roy Swainson indicated this is the final meeting of the year, the board typically discusses the 5% Maximum Dues Assessment figure. As explained in many meetings this act does not necessarily translate to an actual dues increase. However it is a

measure to allow the board to increase the dues if needed in the future. Swainson indicated the current annual assessment is \$190.00 per lot, the current maximum is \$207.91 and the 5% increase would raise the maximum to \$218.31. Motion made by Treasurer Roy Swainson to accept the 5% Maximum Increase measure, motion passed 6-2, with Pete Burke and Colleen Aller opposing the measure. Mike Testani suggested to simply raise the dues annually by 5% rather than the current means of discussing any dues increase and applying a figure following said discussion.

Covenants/Rules & Regulations/ Policies & Procedures: Logan Cattles removed an unauthorized metal platform from his lot following a letter issued by the Covenant Committee. Rasmussen who placed an unauthorized utility shed on their lot responded to the Covenant Committee letter mailed to them and indicated they would provide the engineering specs as well as a plot plan. The members indicated they were not aware a utility shed required HOA approval. Members indicated they would seek approval. Bob Vahger was mailed First Class, Certified Return as well as an email and posting at this house the Covenant Committee findings, which reflected he was in potential violation of BMRA's camping policy as well as Gunnison County's Long Term Camping Regulations. Steve Coleman, member of the Covenant Committee, inquired what further action is required by the board in order to move the abandoned and inoperable bulldozer on Meta Johnston's property. Roy Swainson indicated a "Courtesy Letter" was mailed in the fall of 2024. Colleen Aller indicated in a previous BOD meeting that she and Pete Burke spoke personally to Meta Johnston about the apparent covenant violation. Roy Swainson indicated BMRA's enforcement policy reflects a subsequent letter can be handled by BMRA's attorney in place of any subsequent committee's "Courtesy Letter". Colleen Aller indicated the bulldozer can operate. Immediately Kim and Reagan Jones, in attendance countered the comment. "We can see it from our cabin, it hasn't moved". Roy Swainson recommended the board authorize our attorney to handle the next correspondence. John Mikkelson indicated he would prefer to have one more committee "Courtesy Letter" mailed before attorney involvement.

Architectural: Roy Swainson acknowledged for the purposes of the BOD Meeting Minutes: Patricia Ramsey's fence plan is currently under review. Wayne Bordner asked to address the board with regard to the Protective Covenant which addresses the maximum building period in BMRA. Wayne Bordner indicated he felt the covenant was too restrictive and places a difficult burden on any member trying to build a home in BMRA, Gunnison County. Roy Swainson reminded Mr. Bordner the covenant only applies to the exterior of the structure and the removal of building materials (6 Months). The actual completion of the home is not included in any covenant time frame. John Mikkelson agreed with Mr. Bordner and indicated he would discuss the issue with our attorney to seek an alternative remedy rather than attempting to modify the Protective Covenants as the legal modification process is quite comprehensive and daunting.

New Business: The thermostats in the clubhouse will be shielded and under lock in order to control the electric usage during the off season. Steve Coleman introduced the idea of parking the Motor Grader at Greg Stoneburner's home during the winter snow plowing period. Stoneburner was not prepared for this suggestion but agreed it has merit as it can be troublesome to leave the house and travel to the parked machines at the clubhouse. Additional issues to consider, cold starting in brutal winter conditions as well as the need to wait in the winter cold for the engine to reach peak warmup performance levels. Greg Stoneburner agreed parking the machine at his residence would have a number of advantages. Roy Swainson commented that the operator should have the electric usage recorded and subsequently reimbursed. A unanimous motion passed to park the Motor Grader at Greg Stoneburner's home, a kwh meter shall be purchased and the kwh's reimbursed. Motion passed with all in favor with the exception of Reily Jones who as Greg's partner, understandably abstained from the vote. Steve Coleman then introduced the suggestion that the Wheel Loader be parked somewhere on Slumgullion for winter plowing use. Board member John Mikkelson was one in favor of this suggestion. Roy Swainson argued that there are only two members staying during winter, full time at the end of Slumgullion and Blue Mesa Drive. Slumgullion is considered a secondary roadway and the expense of operating the loader full time is not consistent with the Snow Plowing Policy. The suggestion was dropped and no motion was made by anyone, discussion terminated. Moe Coleman asked if there would be any lake improvement grants available?

There being no further business, a motion carried by Herb Grote and seconded by Mike Testani to adjourn the meeting at 10:32 a.m.

John Mikkelson, President

Roy Swainson, Treasurer/ Secretary