

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

MINUTES OF THE ANNUAL MEETING, JULY 5, 2025

The meeting in the clubhouse was called to order by John Mikkelson, President, at 1:25 p.m.

As proof of notice, Treasurer / Secretary Roy Swainson announced the Annual Meeting Notices were mailed / postmarked to all members on May 28, 2025.

Kate and Russell Michaud tabulated the 40 proxies that were either mailed-in prior to the Annual Meeting and/or hand delivered. As well as calculating the in-attendance member's votes and indicated a quorum had been established. For purposes of the minutes, Treasurer Secretary Roy Swainson indicated there are currently 255 BMRA property owners. Furthermore, indicated the total number of lots in BMRA will always remain at 623 lots, however as large property lot owners trim their holdings, the actual membership will continue to increase. A total of 115 persons were in attendance representing 362 total votes (attending member's votes as well as the assigned proxies), exceeding the 249 votes required to conduct an Annual Meeting (40% requirement of 623).

The officers and directors introduced themselves to the membership. John Mikkelson President, Vice President John Kraft, Roy Swainson Treasurer / Secretary, Directors Scott Strohl, Herb Grote, Bonnie Huisjen, Colleen Aller and Pete Burke.

President John Mikkelson requested and led a moment of silence for members who have passed recently; Trinity Hasse, Jeff Pearce, Chris Adams and our previous long tenured BMRA HOA President Bud Fuller.

The Minutes of the July 6, 2024 Annual Meeting were mailed to all members in the Fall of 2024. A motion was made by President John Mikkelson to accept and dispense of the reading of the July 6th, 2024 Annual Minutes. Ed Lingenfelter moved the motion, seconded by Jon Kerley, the motion was carried unanimously by the members in attendance.

All attending members were provided a copy of the 2025 Annual Meeting Agenda as well as the 2024-2025 (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 2024-2025 (Tentative), End-of-Year Treasurer's Report. Tom Huisjen moved the motion while Jon Kerley seconded, motion carried.

Roy Swainson, Treasurer / Secretary, explained the IRS Resolution 70-604. Roy Swainson indicated the IRS Resolution stipulates any of the 2024-2025, "remaining funds" from 2024-2025 Operations Budget can be "rolled over" into the following year's Operation's Budget. A motion to adopt the resolution was carried by Kim Jones and seconded by Ken Head, the motion was carried unanimously.

President John Mikkelson invited the Chairperson's of each committee to update the membership. Mikkelson furthermore provided the gate code for the Back-40, which is scheduled to be locked through the summer and into the fall hunting season. The code for all 3 locks will be 1-2-2-2. The management of Gunnison Ranches (Back 40) requested that BMRA members refrain from sharing it with unauthorized persons. John Mikkelson, Road Committee chair, presented a brief list of improvements completed in the subdivision, he emphasized how essential the roads are to all our members. A reminder was mentioned that the culverts at the driveways are the responsibility of the individual property owner. Steve Coleman indicated that commercial servicing of our heavy equipment is extremely difficult to arrange due to our remoteness. Our equipment is 1980-1990's models and with that age there comes a blessing that there are fewer electronic technology issues. Bonnie Huisjen, chairperson of the clubhouse committee asked the members in attendance for their opinion of the catered food this year provided by "Southern Vittles" in Lake City. The response was positive once again. Bonnie furthermore thanked the volunteers for their efforts. Bonnie reminded the members of the monthly BOD meetings which are held in the clubhouse on the 3rd Saturday of each month through September. Bonnie indicated a community Pot Luck is usually held later that same day at 6pm. Bonnie Huisjen reminded the membership that the Clubhouse can be reserved for members in the event a special event is planned. Bonnie asked that all members and guests leaving the clubhouse to please lock the doors and turn out the lights at departure. Also to turn off the "Well Pump" switch if the shower was used. Dan Arnbrust asked if the second shower stall could be used. Bonnie explained the 2nd shower had been removed several

years ago as it was in violation of building codes. There is just one shower in the building along with 3 separate bathrooms. 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 WiFi. However, the cell phone signal booster installed in the clubhouse in July 2020 could potentially enhance a member's data via cellphone internet. Scott Strohl chairperson of roadside weeds, volunteers his personal time and equipment to spray the roadside weeds as well as the common areas where needed. \$2000 is assigned each year 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 this summer. 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 150, 6"-12" Rainbow Trout at approximately \$1600 in costs 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. Steve Coleman and Pete Burke indicated the heavy equipment is old but holding up sufficiently for the time being. Treasurer Roy Swainson went over some of the details in the Treasurer's Report. Salary was under budget due to the light winter; road budget was underspent but the funds will be applied to roads in the fall. These savings were off-set by inflation driven higher costs insurance policies, higher electric bills, the CPA's preparation of tax returns, payroll & quarterly report preparation as well as the rise in attorney hourly rates. Bob Burke asked Roy Swainson to provide some insight on the costs generated by the CPA and the function and services they provide. The CPA prepares our Federal and State annual taxes, provides suggestions on how to properly handle the HOA Budget, prepares mandated quarterly (941) employment reports to the IRS as well as the Colorado Department of Revenue. Ed Lingenfelter asked to address the board regarding purchasing an AED for the clubhouse. A retired physician seated in the front row was kind enough to share some insight regarding the value and benefits of adding an Automated External Defibrillator (AED) to the clubhouse. Following his brief explanation the membership was asked to express, by a show of hands, if they agreed the board should consider the purchase? Overwhelming support, therefore the board will take up the suggestion at the next board meeting.

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 Treasurer / Secretary currently held by Roy Swainson. Nominations from the floor were offered by Diane Kam and seconded by Cathie Strohl for Roy Swainson. Additional nominations from the floor were encouraged an additional 2 times with no other nominations made. Roy Swainson was affirmed by the membership as Treasurer Secretary for a 3rd. 3-year term. Reily Jones was nominated by Kim Jones for director position # 1, currently held by Bonnie Huisjen, who was not seeking re-election, seconded by Colleen Head. Again, floor nominations were encouraged 2 additional times with no others interested in running opposite of Reily Jones. The membership affirmed Reily Jones unanimously for Director Position number 1. Wayne and Sandy Bordner nominated Bob Vahger for the third and final position of this year's annual election cycle. Director position #2, currently held by Scott Strohl who was not seeking re-election. Ken Head was nominated by Mark Head as well as Colleen Head. Mike Testani was nominated by Robyn Neel and Tanya Koop. All three candidates were asked to approach the front of the clubhouse and provide a brief introduction to the members in attendance. 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 provided at the sign in desk. The election results were tabulated by Monica Irons as well as Kate and Russ Michaud. The results for director position #2 were as follows; Mike Testani 228 votes, Bob Vahger 84 and Ken Head 44. Ballots casted during the July 5th, 2025 Annual Meeting as well as the proxies submitted will be maintained by this office. Mike Testani was elected to his first term on the board.

EDUCATION PORTION: Vice President John Kraft indicated he learned the Colorado State Legislature passed a bill, effective in 2025 which mandates Colorado insurance companies take into account "Firewise" community accreditation when calculating home owner's insurance premiums. From 2016 to 2022 Blue Mesa Recreation Association was designated a "Firewise" community. The designation was denied in late 2022 and VP John Kraft expressed an interest in reestablishing the accreditation. Kraft indicated he was seeking members to assist in the creation of a "community committee". Kraft further indicated the clubhouse parking lot is a county evacuation stage area. More information is forthcoming regarding the "Firewise" process. Also 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 John Mikkelson, seconded by Bonnie Huisjen 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. Ruth Capen won the "meeting attendee" gift card while Bob Newman was drawn as the winner of the gift card for members submitting proxies (not present).

John Mikkelson, President

Roy Swainson, Treasurer/Secretary

OFFICERS:

John Mikkelson, President, term expires 2026
6005 Topaz Vista Pl., Castle Rock, CO 80108
(303) 910-6143 & (970) 641-7405

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

Roy Swainson, Treasurer/Secretary, term expires 2028
2391 Blue Mesa Dr.
Powderhorn, CO 81243
(281) 610-1521

DIRECTORS:

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

Reily Jones, term expires 2028
1115 Uncompahgre Trail
Powderhorn, CO 81243
(281) 825-9593

Pete Burke, term expires 2026
105 Schofield, Powderhorn CO 81243
(214)-709-6752

Colleen Aller, term expires 2026
67092 Miami Rd., Montrose Co 81401
cburkealler@gmail.com

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

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

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, policy limits, policy deductibles, additional named insureds and expiration dates; all bylaws, articles and rules and regulations; 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.