

BLUE MESA RECREATION ASSOCIATION
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POWDERHORN CO 81243-9723

MINUTES OF THE BOARD OF DIRECTORS MEETING, AUGUST 17, 2024

The meeting was called to order by John Mikkelson, President, at 9:06 a.m., in the clubhouse, all officers and directors were present with the exception, of the newly elected Vice President, John Kraft. Members in attendance were Neil Bolton, Amber Bowlin, Moe Coleman, Tim Irons, Regina Dallago, Tedd Manassa, Reily Jones, Greg Stoneburner, Tedd and Carrie Stephenson, Michael Testani and Bob Vagher.

The July 20, 2024 BOD Meeting Minutes: Motion made by John Mikkelson to accept the minutes sent to all directors, via email, prior to the meeting. Bonnie Huisjen carried the motion with a second from Steve Coleman, the motion was carried unanimously.

Treasurer's Report reflecting expenses and receivables from the beginning of the 2024-2025 Fiscal Year, which began July 1, 2024, through this reporting period, August 13, 2024. Motion made by John Mikkelson to accept the Treasurer's Report sent to all directors, via email, prior to the meeting. Herb Grote carried the motion with Scott Strohl making the second, carried unanimously.

Road & Equipment Committee Reports: Chair John Mikkelson indicated due to the lack of available transport trucks the road committee's efforts have been negatively impacted while Gunnison County Road 25 and 26 improvement projects take precedent with the aggregate suppliers. Mikkelson indicated the road committee will be focusing this year's funds and energy on two sections of Blue Mesa Dr. The first is located east of the lake where drainage from mud season has created a low spot with pot holes. The plan under consideration calls for blading that portion of the road a minimum of 8 inches deep, place medium rock and potentially installing a culvert across the roadway. Greg Stoneburner recommended a liner be added with the rock, which is used by the County and CDOT. The proposed project will likely be completed in two stages. In-order for the heavier material and lighter native material to coalesce. Then perhaps next spring, the second phase would be the delivery of ½" road base bladed across the same section. Another priority will be a project of delivering material, in-order to elevate the intersection of Blue Mesa Dr. at the intersection of Mosquito Trail. Along with determining an efficient manner to divert the annual mud season / snow melt from the roadway. These projects are planned for late fall when fewer members would be affected on the main road. A period of precipitation is desired, as well in-order to produce an advantageous working period. Committee members indicated many roadside culverts require dirt and debris removal in-order-to improve roadway drainage and reduce road damage. The board emphasized that individual property owners have a responsibility for maintaining the culverts adjacent their driveways. Members will be reminded of their responsibility in the mailing of the Annual Meeting Minutes. Some members may receive a reminder letter as well. The board further discussed the possibility of assessing a fee to be applied to individual property owners who cannot or will not clean their culverts. Pete Burke indicated he could volunteer some of his time to clean out some of the culverts with community equipment if approved and the equipment was available. Tedd Stephenson remarked that he has compassion for the elderly members but commented he didn't feel that was a justified reason for not handling one's responsibilities.

Regarding Equipment: Pete Burke indicated he spoke to the operator of the contracted grader, blading the Back-40 (Gunnison Ranches) roads. The operator indicated the company's grader engine was recently replaced at a cost of \$60,000. Burke believed the BMRA grader is about 20 years old and has numerous hours of operation logged. Pete Burke indicated the grader fortunately sees limited use, and speculated the community could potentially get anywhere from a few to several years use before the community will need to consider heavy equipment options. Pete Burke further indicated this would be an advantageous time to remove the "Bull" hydraulic lift from the grader and have it repaired before winter sets in.

Clubhouse Committee: Chair, Bonnie Huisjen and Steve Coleman addressed the cleanliness issues at the clubhouse. The discussion was quite comprehensive with a number of concerns discussed as well as potential options to resolve the continuing problems. Huisjen and Coleman indicated that there are fewer and fewer volunteers interested in cleaning the clubhouse due to repeated abuse by some. The board's consensus was leaning towards hiring someone to clean. As well as closely monitoring the security cameras to determine the problematic individuals. Another suggestion was to shut down the shower facility once the camping and hunting season ends in late November. Another Clubhouse topic discussed was possibly replacing the current CenturyLink DSL and phone service with the Starlink Internet service. The advantages would provide a Wi-Fi hotspot for members at the clubhouse. However, members

would need to learn how to use internet calling as the CenturyLink phone option would most likely be terminated. Costs of the replacement was discussed, however no action was taken.

Lake Committee: Chair, John Kraft chair of the Lake Committee was absent, Mikkelson indicated Ed Lingenfelter agreed to discuss the “Dry Hydrant” build options with the Gunnison Fire Protection District Chief in Kraft’s absence and obtain potential contractor contacts before moving forward with the project. The question was raised as to whether the community would complete the project or use an approved contractor. The desire of the board is to use BMRA employees, community volunteers and our equipment to complete the project. Bids would be sought in-order to learn the potential costs of the project and analyze the best option going forward. Ed Lingenfelter was unavailable to convey any updates since his Annual Meeting presentation.

Finance Committee: Roy Swainson, Treasurer, indicated approximately 25 members are currently delinquent with their dues submission. Delinquent notices will be mailed in the next week. A limited number of extreme delinquent members will be mailed a USPS “Certified Return Request” letter, along with a copy of the 2022 Assessment Collection Policy. If no response takes place in 30 days these members will be turned over to the attorney for collection purposes. Therefore, the limited number of excessive delinquent members will potentially see additional fees added to their subsequent delinquent notice.

Covenants/Rules & Regulations/ Policies & Procedures: John Mikkelson indicated the community’s attorney was asked to address the Annual Meeting’s “member” floor motion made by Carrie Stephenson. Our attorney indicated the motion has no standing. The board is only group of individuals who possess the authority to consider creating a motion at any board meeting. However, President John Mikkelson indicated the board would place a temporary hold on the May 2023 Camping Policy pending recommendations from a group of members who asked to be part of the discussion. Mikkelson indicted the Protective Covenants regarding camping and any other covenant would continue to be handled in the same manner as in the past. The board sent an invitational email to all the members who expressed an interest in contributing their thoughts, this invite was sent on Monday, August 12th, 2024. The community members were invited to discuss the camping reset period immediately following the close of this BOD meeting. Regina Dallago was seeking confirmation the meeting was to follow the regularly scheduled Saturday BOD meeting. Carrie Stephenson asked if the board would consider granting the member’s camping committee additional time to address the issues? Roy Swainson addressed the request and indicated the task force recommendations should be brought before the board soon rather than later, in-order to allow for the printing of any board accepted recommendations which would be mailed to all members with the Annual Meeting Minutes or no later than the Annual Meeting Notice prepared in May 2025. Robert Vahger asked the board to address the dispute between himself and another property owner? Carrie Stephenson followed up and indicated that Bob Newman, a property owner, harasses many of the community’s property owners and pleaded with the board to find a way for the board to intercede on behalf of the targeted property owners. Vahger was also curious as to how a non-board member possessed Covenant Committee documents? Bonnie Huisjen asked if the executives of the board could address these concerns with the BMRA attorney. Colleen Aller asked what could the board do in the immediate period to address some members concerns, furthermore she indicated the “perception” is out there that Mr. Newman is the BMRA attorney. Roy Swainson addressed the comments and indicated he would take advantage of the recorded video platform provided by Amber Bowlin which is subsequently posted on our community Facebook page. Roy Swainson expressed as clear as possible that Bob Newman is not the BMRA’s community attorney. However, as a member, the governing documents of Blue Mesa Recreation Association permit any member to take action against another member when there is a perceived covenant violation. Regarding the question that documents are being provided to Mr. Newman was answered in this manner. Any member can request specific documents, as long as the request complies with Colorado Common Interest State Laws and the BMRA’s policies. Bonnie Huisjen reiterated her request the executives discuss these concerns with our attorney. Swainson indicated a “Potential Covenant Violation” letter was generated and will be discussed with the potential violator following the meeting. The potential violation issue was mailed to the BMRA’s office without a signature, the sender was anonymous. Carrie Stephenson asked how the board handles complaints and potential violations. Roy Swainson addressed the question by saying when a complaint or issue is brought to the board’s attention in writing then we have a duty to investigate. The board was uncomfortable with acting on anonymous complaint. Roy Swainson indicated a policy has been in place for some time on our website.

Architectural: Roy Swainson acknowledged, for the purposes of the BOD meeting Minutes, Taylor-Koop Garage was approved by the A.C.C. and the Ryan Northcutt driveway plan was under review.

New Business: Tedd Manassa asked if there was a means to educate and inform new members of the Covenants. Roy Swainson indicated when he responds to an “Assessment Letter”, sent to the HOA from the various title companies, he provides the HOA’s website address and comments in the response that new property owners should read the Protective Covenants, Policies, etc, which are posted on the website. However, it was highlighted that when the Title companies reach out to the HOA, the transfer is already in motion. Ted Manassa indicated that he has experience with property sales in Colorado and believed realtors have a legal obligation to provide a copy of the

Protective Covenants and other important documents prior to the sale of the property. Tedd Manassa further possessed a multi-page document written by the BMRA developer, specifically, Romer from when he purchased his property in 1993 which he signed as a condition to purchase. Tedd Manassa highlighted a portion of the document which read, "the covenants prohibit nuisance activities; restrict the use of your lot to residential use; limit your ability to use your lot for camping". Colleen Aller indicated as a realtor she attaches the governing documents to her listings but could not confirm all in her profession do so.

New Committee Assignments: Colleen Aller replaced Bob Burke's position on the "New Member" and "Covenant" committees. Pete Burke was added to the "Finance" committee. Scott Strohl, a member of the "Covenant" Committee was added to the "Architectural" Committee, Steve Coleman was added to the A.C.C. and Covenant Committee as well.

There being no further business, a motion carried by Scott Strohl and seconded by Pete Burke to adjourn the meeting at 10:26 a.m.

John Mikkelson, President

Roy Swainson, Treasurer/ Secretary