

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

MINUTES OF THE BOARD OF DIRECTORS MEETING, AUGUST 16, 2025

The meeting was called to order by John Kraft, Vice President, at 9:07 a.m., in the clubhouse, all officers and directors were present with the exception of President Mikkelson and Director Colleen Aller. Members in attendance were Neil Bolton, Moe Coleman, Bob Newman and Sharon Calloway, Fred Penoyer, Virginia Robinson, Greg Stoneburner and Scott Strohl.

The July 19, 2024 BOD Meeting Minutes: Motion made by John Kraft 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.

Treasurer's Report reflecting expenses and receivables from the beginning of the 2025-2026 Fiscal Year, which began July 1, 2025, through this reporting period, August 8, 2025. Motion made by John Kraft to accept the Treasurer's Report sent to all directors, via email, prior to the meeting. Pete Burke carried the motion with Mike Testani making the second, carried unanimously.

Road & Equipment Committee Reports: Limited news and issues to discuss in this month's cycle. Pete Burke and Fred Penoyer continue to volunteer their personal time to evaluate and troubleshoot the heavy equipment. Brief discussion covered the fall season road (grading and road base delivery) improvement project as well as specific culverts to be cleaned as well as adding a few in some extremely troubled areas.

Clubhouse Committee: Chair, Colleen Aller was absent, therefore John Kraft made a motion to move on the purchase of the AED (defibrillator) to be placed in the clubhouse. Treasurer Roy Swainson amended the motion and added he preferred to use funds from the 2024-2025 Roll-Over rather than using funds from the "Clubhouse Reserves" account. Treasurer expressed a desire to avoid negatively affecting the reserves. The motion was moved by Pete Burke and carried unanimously. Kraft indicated he ordered from GCEA the kwh hours usage docs in order to evaluate the clubhouse usage vs the garage and equipment. Evaluation forthcoming. The water well was found to have 85 gallons in reserve and "appears" to quickly recover. Several members are currently researching and working on bids for carpet replacement in the clubhouse. Apparently, some costs figures have been obtained however, no official proposals were presented for further discussion. Carpet replacement will be discussed in the September meeting?

Lake Committee: John Kraft highlighted the dirt work completed at the pond. A fire apparatus driveway had been initiated, 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 vegetation which is believed to be drawing water from the pond. Kraft learned that a "Long arm excavator" could be rented for approximately \$5K for 7 days and vegetation could be removed from the shoreline. However, Wagner Equipment in GJ does not have one currently. Transport fees at this time ruled out any additional work for this season. Pete Burke believed that a few years of mitigation could perhaps bring the pond back. Moe Coleman asked how many springs and seeps are near the pond. The general speculation is several small ones? Neil Bolton asked what is the master plan. Kraft indicated the moving of material is phase one with road base delivered at the fire apparatus driveway this fall. The PVC and actual dry hydrant head to be completed next year.

Finance Committee: Roy Swainson, Treasurer, indicated approximately 30 members were currently delinquent with dues submission. Delinquent notices were mailed in the previous week. A limited number of extreme delinquent members will be mailed a USPS "Certified Return Request" letter, along with a copy of the 2025 Assessment Collection Policy. If no response takes place some of these members risk having their accounts turned over to the attorney for collection purposes.

Covenants/Rules & Regulations/ Policies & Procedures: John Kraft turned these topics over to Treasurer Secretary Roy Swainson. Roy Swainson indicated a second letter will be sent to members Rasmussen as they did reach out to this office regarding the unauthorized shed on their lot. However, the actions were not complete and therefore the Covenant Committee members ruled that a second letter be mailed. A metal fabricated platform was observed on a lot owned by member Cattles. This platform structure has not been approved by the ACC. Therefore, the Covenant Committee ruled a letter should be mailed to this member as well. A third violation issue was brought up for discussion in the BOD meeting. A letter created by Roy Swainson addressing the excessive camping at the Vahger lot during

construction of his permanent dwelling has exceeded the Protective Covenant's exception. The camping over a two-year period is also in violation of the current BMRA Camping policy as well as the Gunnison County Long Term Camping Regulations. Each member of the Covenant Committee was asked to weigh in and the unanimous decision was to send the prepared letter to the member. During the discussion Neil Bolton and Bob Newman pointed out that the member is in violation of a few additional Protective Covenants, namely the outside of the structure is required to be complete in 6 months as well and building material is to be removed "Not to exceed 6 months". Pete Burke, who is not a member of the Covenant Committee asked if this was an annual condition and was not in favor of acting on the issue. Roy Swainson produced a copy of the Protective Covenants and read word for word the Protective Covenants that applied and it was abundantly clear the member was in violation of these covenants as well. Roy Swainson indicated the letter previously prepared would be the letter sent to the member and included in an email to the member the additional complaints, raised by the members in attendance would be addressed.

Architectural: Roy Swainson acknowledged for the purposes of the BOD meeting Minutes, Taylor-Koop utility shed and unattached deck modification plan submitted was approved by the A.C.C. as well as the Patricia Ramsey "Lot Cluster" plan was approved.

New Business: John Kraft and Fred Penoyer discussed the progress and commitment made by the new "Firewise" committee was achieving. Fred acknowledged that at some point the associations private property structures and the properties will require an evaluation to be submitted to the national organization pending review for "Firewise" status. Reily Jones suggested a Facebook and the BMRA website have the information posted prior to any evaluations. Fred ordered a number of wildfire preparation brochures to be posted as well as making them readily available for distribution to members. Pete Burke indicated he volunteered his time to add a self-locking mechanism to the front door of the clubhouse. The combo remains the same. Pete also added non-slip strips to the ramp at the front door. The water well, thermostats, timers and the year round shower usage were brought up without any definitive action moving forward.

There being no further business, a motion carried by Herb Grote and seconded by Mike Testani to adjourn the meeting at 10:36 a.m.

John Kraft, Vice President

Roy Swainson, Treasurer/ Secretary