

## MINUTES OF THE BOARD OF DIRECTORS MEETING SATURDAY JULY 19, 2025

**www.bluemesaoha.com**  
**2391 BLUE MESA DRIVE**  
**POWDERHORN, CO 81243**

The meeting was called to order by John Mikkelson, President, at 9:00 a.m., in the clubhouse, all officers and directors were present, except for Roy Swainson and Reiley Jones. Members in attendance were Scott Stroll, Bob Newman, Sharon Callaway, Ted Manassa, Laura Manassa, Monica Irons, Robyn Neel, Ginny Robinson, Robert Perrard, Fred Penoyer, Maureen Coleman, Ed Lingenfelter and Meta Johnson.

The June 21, 2025 BOD Meeting Minutes: Motion made by John Mikkelson to accept the minutes sent to all directors, via email, prior to the meeting. Colleen Aller carried the motion with a second from Herb Grote, the motion was carried unanimously.

Motion made by John Mikkelson to ratify the July 5, 2025 Annual Meeting Minutes. John Kraft carried the motion and with a second from Colleen Aller, the motion carried unanimously.

Motion made by John Mikkelson to accept the IRS 70-604 for rolling-over excess funds. Steve Coleman carried the motion and with a second from Colleen Aller, the motion carried unanimously.

Motion made by John Mikkelson to accept the End of Year Treasurer's Report from July 1, 2024 through June 30, 2025. Steve Coleman carried the motion and with a second from Herb Grote, the motion carried unanimously.

The following summary of the board meeting was originally generated by Colleen Aller and Herb Grote with John Mikkelson completing a review of their notes. Documents were transferred into a Word Document for BMRA records by the Secretary, Roy Swainson and a PDF for posting.

### **Roads and Equipment Maintenance**

- Steve Coleman provided updates on equipment maintenance, including bids for oil and filter changes ranging from \$150 to \$255 per hour, plus travel costs, with local providers declining due to distance and equipment size.
- Estimated costs for oil and filters were \$300 for the grader, \$170 for the backhoe, and slightly less for the loader, with additional costs for repairing a leaking hose. Gravel delivery updates included 14 truckloads placed on primary routes, with plans for phase two gravel work this fall along with ditch pulling later in the year.
- Four culverts were identified as priorities for repair, requiring manpower and coordination, preferably by member volunteers.

### **Calcium Chloride Experiment for Dust Control**

John Kraft detailed the use of calcium chloride flakes for dust control, applied at varying rates depending on road conditions, with mixed results due to loose gravel and insufficient moisture.

- The experiment saved approximately \$4-\$5000 compared to previous Durablend application costs but required significant volunteer labor.
- Plans were made to pre-wet roads before further application, with discussions on acquiring a water spreader or utilizing local water trucks.

## **Dry Hydrant Installation at the Lake**

John Kraft presented detailed plans and cost estimates for installing a dry hydrant. A bid from a Gunnison Excavator included \$30,000 estimate for dirt work and parking area preparation as well as an additional \$20,000 for piping and installation, totaling \$50,000. Alternative approaches included using volunteer labor, paid labor, renting a bulldozer, with an approximate cost ranging from \$17,563 to \$26,405 depending on the method. Concerns were raised about the lake's longevity due to aquatic succession and silt buildup, with a suggestion to dredge the lake before installing the hydrant. A motion was passed to proceed with phase one, focusing on dirt work and the fire district parking area preparation, using a rented bulldozer.

## **Clubhouse Maintenance and Improvements**

- Discussions included purchasing a new lock for the clubhouse door to ensure automatic locking, with Pete Burke tasked to acquire one.
- A new vacuum cleaner was purchased. A discussion took place regarding to either clean or replace the clubhouse carpet. Riley Jones and Colleen Aller were assigned to explore options for commercial-grade flooring.
- Concerns about the water well at the clubhouse were raised, with suggestions to test water quality annually and consider installing a timer for the pump switch.

## **Firewise Certification and Fire Mitigation**

- John Kraft and Ed Lingenfelter outlined efforts to regain Firewise certification which ended in 2022. A new team consisting of community members will work on the application and establish accreditation.
- Fire mitigation activities, including slash pile management and defensible space audits, were highlighted as key components of the certification process. Suggestions were made to add a Firewise Committee to the HOA website.

## **Noxious Weed Control and Chemical Spraying Concerns**

- John Mikkelson indicated the HOA is required by Gunnison County to manage noxious weeds, using approved herbicides with MSDS sheets indicating minimal health risks.
- Meta Johnson raised concerns about chemical runoff affecting her surface water rights, requesting a halt to spraying near her property and proposing alternative methods like manual removal or vinegar.
- The board indicated no spraying has occurred near Meta Johnson's property for several years. The board emphasized the importance of controlling noxious weeds to comply with county regulations.

## **Financial Report**

Treasurer Roy Swainson reported in the Meeting's Agenda that 195 checks totaling \$93,000 had been received, reconciled, and deposited with approximately 60 members delinquent.

## **Committee Member Assignments (New Board Directors)**

- New board members Mike Testani and Reiley Jones were assigned to committees, with Mike Testani joining the Covenant, Roads, Lake and Clubhouse Committees while Reiley Jones was added to the Finance, Clubhouse and Lake committees.
- Colleen Aller was designated as the Chair for Clubhouse Maintenance.

## **Additional Topics**

Investigate options for a timer or automatic shut-off switch for the clubhouse well pump.  
Test the clubhouse well water for quality and contaminants.  
Research and provide cost estimates for new commercial-grade carpet for the clubhouse.

Obtain a second price quote for renting a bulldozer from Black Canyon or other local providers for the lake dirt work.

Begin phase one of the dry hydrant project by renting a bulldozer and completing dirt work for creating approaches and parking for fire trucks at the lake.

Post fire mitigation guidelines from the State Forest Office and West Region Wildfire Counsel on the HOA website for members to access.

A Motion to adjourn was made by John Kraft at 11:04 am, seconded by Colleen Aller.

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President John Mikkelson

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Secretary Roy Swainson (Affirming, Not Present)