

BLUE MESA RECREATION ASSOCIATION
www.bluemehoa.com
2391 BLUE MESA DRIVE
POWDERHORN, CO 81243-9723

MINUTES OF THE BOARD OF DIRECTORS MEETING, JUNE 21, 2025

The meeting was called to order by John Mikkelson, President, at 9:03 a.m., in the clubhouse, all officers and directors were present except Roy Swainson. Members in attendance were Terry McBride, Bob Newman, Russ and Kate Michaud, Neil Bolton, Kim Jones, Monica Irons, Reiley Jones, Greg Stoneburner, Hannah Heinrich, Mike Testani, Ted Manassa, Fred Penoyer, George and Victoria Stone, Moe Coleman and Danny Hankammer.

The May 17, 2025 BOD Meeting Minutes: Motion made by John Mikkelson to accept the minutes sent to all directors, via email, prior to the meeting. Steve Coleman carried the motion with a second from John Kraft, the motion was carried unanimously.

Treasurer's Report reflecting expenses and receivables through the reporting period of June 11, 2025. Motion made by John Mikkelson to accept the Treasurer's Report sent to all directors, via email, prior to the meeting. Scott Strohl carried the motion with John Kraft making the second, motion carried.

Road & Equipment Committee Reports: Committee member Steve Coleman reported gravel is in process. 6 loads have been spread this past week with 6 more coming 6-24-2025. Gravel is being purchased from Tomichi Gravel and United Gravel. Loads from United are cheaper than Tomichi. Ditches and culverts are in progress. Steve Coleman reports ongoing and continued work on heavy equipment. Loader batteries are being replaced, an oil analysis is being done and sent in on loader and grader. Greg Stoneburner reports grader has usual leaks but the motor is not leaking. Greg states age of equipment is obviously a factor. Oil needs changed on both machines and recommends that be hired out. Pete Burke recommends oil changes be done yearly.

Clubhouse Committee: Chair, Bonnie Huisjen reports clubhouse will continue to be cleaned twice a month. No further business.

Lake Committee: Chair of the Lake Committee, John Kraft, updated the members in attendance with the proposed "Dry Hydrant" after property owner, Kate Michaud asked for progress report. Bids are currently being sought in order to discover the subcontractor costs of the project. Three companies were contacted but only one company has responded and a bid is in process. The hydrant will be located a bit east of the covered picnic table to accommodate depth necessity of the water. John gave a brief description on how the hydrant works. Fish will be delivered Tuesday, October 24, 2025. Fire Brush Truck has been filled with water and is ready for use. A new sign for the lake has been ordered. Collen Aller asked if appropriate research had been done on the safety of fish consumption after they have been in the lake with Aquacide. John Kraft stated MSDS information from Aquacide company had been reviewed and there is no concern. Approximately 300 pounds of pellets get distributed in the lake each year, over the summer months.

Finance Committee: John Mikkelson commented on allocation of increased amount of HOA lot dues. BMRA has 620 lots. With the increase, \$7,000.00 will go to roads and \$11,000.00 will go to Equipment Reserves. Pete Burke questioned how much the board was allowed to spend without a member vote. John Mikkelson stated the board makes the financial decisions after evaluating the budget. A quorum of board members has to be present at a board

meeting to vote on any changes. Currently that is a total of 5 present. John Mikkelson reiterated the process of an allowed 5% dues increase per year without a member vote. The board has the option of making the increase WITHOUT assessing the property owners. The last dues increase was in 2022. Colleen Aller requested better communication between board and members before increases are made. John Kraft reminded everyone that past meeting minutes have this information in it. Herb Grote commented he posts all approved minutes on the website and there is an area where you can look up archived minutes, also. Bonnie Huisjen suggested to John Mikkelson that he report at annual meeting the information on allowed increases and assessed increases as a reminder. Bonnie also suggested John Mikkelson give figures of what has been the allowed increase but NOT assessed.

Bonnie Huisjen educated the attending property owners that the May 2025 meeting had a lengthy discussion regarding the new assessed dues increase, that some of the board members were not in attendance and that the 17 property owners in attendance were involved in making the decision on the amount. Colleen Aller and Russ Michaud both suggested better communication with property owners. John Mikkelson reminded folks to look at the website and review past minutes for information.

Pete Burke questioned meeting minutes be disseminated in a more timely fashion before each meeting. John Mikkelson stated minutes cannot be distributed or posted until board members have reviewed and agree, by vote, to accept minutes as written or with changes that need to be made. Pete wants board members to receive minutes ASAP after board meetings. Pete asked about bidding out CPA and Bookkeeper dues each year and if books are audited. Bonnie Huisjen states books are audited as she has been part of that process in the past. Pete agreed to research CPAs and Bookkeepers and get price quotes.

Covenants/Rules & Regulations/ Policies & Procedures: 2 courtesy letters have been sent to property owners regarding violations and with reminders of land use permits required by Gunnison County.

Architectural: Nothing reported.

New Business and Members Comments: John Mikkelson reported the desire to split the Secretary/ Treasurer position into 2 separate individuals rather than one. Past meeting minutes (2004/2005) are vague on the discussion and decision on implementing this historically. Kate Michaud shared concern regarding the board would have 10 members for potential voting rather than an odd number. John Mikkelson and Bonne Huisjen both shared, in the length of their terms, voting has never been close enough to cause a concern. BMRA attorney is researching.

Colleen Aller questioned zoning issues regarding Home Business/Occupation according to Gunnison County SB 124-24 Senate bill. For clarification BMRA attorney is reviewing legalities. Colleen requested a policy be created and implemented regarding the findings. John Mikkelson commented his concern on property owners getting "policy fatigue". Currently BMRA has 23 policies.

Bonnie Huisjen reminded July 5, 2025 will be the annual meeting at the clubhouse. Southern Vittles will cater the noon lunch then meeting will follow. Bonnie also reminded 3 positions will be open for voting; 2 board members and secretary/treasurer. Mike Testani, Bob Vagher and Ken Head have sent communication that they are interested in running for positions. John Mikkelson commented on importance of property owner participation.

Moe Coleman reports Smokey Bear needs refreshed and repainted. Neil Bolton volunteered for the task.

Attending property owners had no further comments.

There being no further business, a motion carried by all to adjourn the meeting at 10:12 AM

_____ John Mikkelson, President

_____ Roy Swainson, Treasurer/ Secretary