

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

MINUTES OF THE BOARD OF DIRECTORS MEETING, MAY 17, 2025

The meeting was called to order by John Mikkelson, President, at 9:09 a.m., in the clubhouse, all officers and directors were present, with the exception, of Pete Burke and Colleen Aller. Members in attendance Neil Bolton, Wayne and Sandra Bordner, Mike Capen, Moe Coleman, Tedd Manassa, Pam Marsing and family (3), Tim Irons, Reily Jones, Reagan & Kim Jones, Jon Kam, Greg Stoneburner, Chris Taylor and Bob Vahger

The September 21st, 2024 BOD Meeting Minutes: Motion made by John Mikkelson to accept the minutes sent to all directors, via email, prior to the meeting. John Kraft carried the motion with a second from Scott Strohl, the motion was carried unanimously.

Treasurer's Report reflecting expenses and receivables through the reporting period of May 5th, 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 Steve Coleman making the second, motion carried.

Road & Equipment Committee Reports: Several community roadside culverts have been identified as requiring dirt and debris removal, in-order-to improve roadway drainage and reduce road damage. Greg Stoneburner, the community primary heavy equipment operator, provided winter snowplowing details, acknowledged that he and Roy Swainson installed a culvert on Blue Mesa Dr between the information kiosk at Cinnamon Trail and Monarch Rd. Abundant snow melt overflows the ditch at this point and pools across the roadway during the mud season. Greg also indicated Mosquito Trail requires a great deal of attention as far as culverts and road base. Greg experienced no starting issues over the winter and indicated the grader's set of moldboard cylinders require seal replacement. Greg also mentioned he bladed BMD from the information Kiosk to the trailhead earlier this spring following mud season. Additional community roads will be bladed when conditions are optimum. Reagan Jones asked the road committee to fund additional road work improvements on Mosquito Trail as well as near the intersection of Blue Mesa Dr. John Kraft shared his personal experience applying Calcium Chloride flakes near his home last summer for dust mitigation. The equipment and road committee members elected to purchase a spreader as well as \$2500 worth of Calcium Chloride rather than ordering \$8500 to have a subcontractor handle the annual dust mitigation project this year as an alternate. The savings will be diverted to road base projects. The Calcium Chloride project will be handled by the road committee volunteers and compensated employees. Scott Strohl added that he will be volunteering his personal time, later this spring, to spray the roadside weeds once he addresses his annual bud-worm infestation at his property.

Clubhouse Committee: Chair, Bonnie Huisjen as well as Director Steve Coleman addressed the repeated complaints from members regarding the untidy state of the clubhouse on occasion. This has been an on-going, disturbing issue. The board compensated a non-member, Lissa Cox, over the fall and will begin again this spring. Furthermore, the main entry door continues to be found routinely unlocked as well as the individual thermostats set to an elevated level. The main door can be easily locked by striking the padlock icon on the door handle. Roy Swainson reminded the board and chairperson that this was addressed in the September 2024 BOD meeting and the Minutes reflect Pete Burke and Tedd Stephenson volunteered to address the door. Roy Swainson indicated installing covers over the thermostats as well as installing a self-locking device should be completed. Steve Coleman indicated that Lissa Cox is requesting a new carpet and floor cleaner as the current machines are past their prime and are performing poorly. Roy Swainson, Treasurer, asked Bonnie Huisjen, the clubhouse chair, to investigate and make a replacement recommendation, providing links with prices. Herb Grote indicated the security camera system is performing fine.

Lake Committee: Chair, John Kraft chair of the Lake Committee updated the members in attendance with the proposed "Dry Hydrant". Bids are currently being sought in-order to discover the potential subcontractor costs. Kraft indicated he tested the lake and found the oxygen levels excellent currently. However, a cautionary note was expressed as the Gunnison watershed snowpack has been reported to be less than 60% of normal. Kraft feared as the summer heat and lower water levels may stress the stocked trout. Therefore, he ordered fewer trout this season in order to avoid a costly summer kill. Reagan Jones asked if stocking the lake in late fall be advantageous. Roy Swainson, a seasoned fly-fisherman warned that there exists an elevated risk of a "winter kill" as the lake is extremely shallow. Neil Bolton, another fisherman was asked for his opinion as well.

Finance Committee: Roy Swainson, Treasurer, indicated approximately 25 members were delinquent with their annual dues submission as reported in the September 2024 BOD Meeting Minutes. Over the winter this office has dropped that figure to 9 delinquent members with 2 property owners referred to our attorney for collection purposes. Treasurer Roy Swainson indicated the 2025-2026 Proposed Budget was developed, forwarded to the Finance Committee which includes John Mikkelson, Pete Burke and John Kraft on May 5th, 2025. The proposed budget took into account, a \$20.00 per lot increase with a potential \$10.00 being added during the May 17, 2025 board discussion. Swainson reminded everyone 93% of the membership own no more than 4 lots. As well as bringing up again, that 623 lots in the subdivision will potential generate \$6230 for each \$10.00 increase. Swainson shared with everyone the costs of everything is up a minimum 25% since the last dues increase. Attorney fees, the CPA, insurance policies, gravel / road base and utilities have all increased significantly. Reagan Jones asked if the additional \$10.00 over the proposed \$20.00 proposal could be assigned solely for road improvement. Swainson indicated the Equipment Reserve would benefit from this increase as well as generating additional funds in the Operations Budget for Roads. John Mikkelson highlighted the figures in the Reserves Account to point out the need for a dues increase. Which would not only benefit the road improvement projects but the Equipment Reserves. Roy Swainson asked for a show of hands from the membership in attendance as to what they preferred. A \$20 or a \$30 increase? Only 3 hands were raised to increase the dues to \$20.00. All others, the overwhelming majority expressed a strong desire for the \$30 per lot increase. Roy Swainson made a motion to accept the proposed budget presented to the board but adding the additional \$10.00 per lot increase (A total of \$30 per lot), provided the majority of the additional \$10.00, added to the \$20 original proposal be assigned to roads. Motion carried by John Kraft and seconded by John Mikkelson, all 7 board member in attendance accepted. When asked if there were any nays, no opposition, motion carried.

Covenants/Rules & Regulations/ Policies & Procedures: Roy Swainson indicated all board members whether in attendance or not, were emailed an updated Collection of Unpaid Assessments and Covenant Enforcement Policy. Roy Swainson indicated the policy was originally created in 2009 following the state statutes and BMRA By-Laws of that time. In 2022 the Colorado Legislature amended portions of the state statutes regarding common interest communities and collection policy limits. Therefore, the policies were updated in 2022. Roy Swainson in discussion with our attorney noted that the policies language overlap one another and asked our attorney whether these two policies should be reviewed, updated and combined. Our attorney agreed this task should be undertaken and the consolidation began in late August/ early September 2024. The amended policies were not completed in time for the September 2024 regular BOD meeting. Therefore, during the May 2025 BOD meeting was the earliest meeting held since then to discuss and accept. Bonnie Huisjen indicated she would abstain from voting as her printer only kicked out 4 pages and the document is 13 pages. Roy Swainson made a motion to accept the May 17, 2025 Collection of Unpaid Assessments and Covenant Enforcement Policy. Mikkelson carried the motion with John Kraft making the second. All BOD members in attendance, with the exception of Bonnie Huisjen accepted the policy, no opposition. John Mikkelson initiated the 2025 Camping Policy overview by providing a brief history of events leading to the development of the policy. Roy Swainson carried the overview and added the policy includes language from our existing Protective Covenants, the Gunnison County Land Use Regulations, Gunnison's County Long Term Camping regulations which according to the Gunnison County supersede our Protective Covenants in many respects. Camping in Gunnison County is limited to 14 days in a 90-day period unless a LTCP is obtained from the county which requires a Gunnison County parcel owner install a waste water septic system along with several additional requirements. If the applicant's LTCP is approved by Gunnison County then a parcel owner may camp up to 28 days as our Protective Covenants limit camping to 28 days. The Covenant Committee which is John Mikkelson, John Kraft, Roy Swainson, Scott Strohl, Steve Coleman and Colleen Aller reviewed the updated Camping Policy which includes a 21-day, parcel removal period following any potential Gunnison County approved Long Term Camping Permit period(LTCP). The committee accepted the policy and it was then forwarded to all the remaining BOD members for review before the regularly scheduled May 17, 2025 BOD meeting. Members in attendance were provided an opportunity to comment and the overwhelming reaction from the 17 in attendance agreed that the policy was "reasonable". Chris Taylor thanked the board and asked that this ends the discussion. Roy Swainson asked the members in attendance if there were any comments in opposition? No one opposed the policy, Wayne Bordner was asked what he thought and he responded, its reasonable. Roy Swainson made the motion to accept the 2025 Camping Policy, carried by John Mikkelson and seconded by Steve Coleman. The camping policy was accepted by all the board members in attendance, Roy Swainson asked if there were any objections, none were made, policy accepted on May 17, 2025. All, of the policies passed today were signed and will be posted on our website. Mike Capen expressed his disappointment that Bob Newman initiated legal procedures against Virginia Robinson. It was once again explained to all members in attendance that any BMRA individual member possesses the legal authority or right to enforce the Protective Covenants against another and the board has no authority to interfere in that legal process and will not.

Architectural: Roy Swainson acknowledged, for the purposes of the BOD meeting minutes, that Doug Tallent's Wood Burning Stove and alterations to his dwelling were approved by the A.C.C. Roy Swainson mentioned that this project was began before obtaining a Gunnison County Building Permit. The unfortunate result is the property owner was penalized by the county for initiating work prior to a plan being submitted for review. This is being mentioned as a reminder to all members, submit all driveway and building plans to the A.C.C. for approval before construction or

ground work. Gunnison County requires an approval letter from the respective HOA be attached to the submitted plans. The Kevin Ahler Garage extension plan was also approved by the A.C.C. Bob Vahger asked to address the board. Vahger indicated he will be continuing to build his dwelling, however, he intends to park his RV on his property beyond the 6 months permitted in the Protective Covenants. Bob Vahger submitted a request for a "Variance", an exception in this case. The Protective Covenants do not permit the board to authorize a "Variance". Roy Swainson commended Bob Vahger on his progress to date and asked what is his time-line in order to complete the dwelling. Bonnie Huisjen interjected and said she did not believe this was the board's business. Roy Swainson rejected her opinion and said if Mr. Vahger desires the board to consider a "Variance", an extension, then the board needs to know what the time-line is for any consideration. Bob Vahger indicated it would be weeks before the exterior was complete and a C-O "may" be obtained by late Fall. John Mikkelson, President indicated he did not believe the board has the authority to offer a Variance. The board indicated it would seek advise from our attorney. No action taken.

New Business and Members Comments: John Mikkelson made a motion to separate the Treasurer / Secretary position into two separate positions as the membership and overall responsibilities are taxing for one person. The organization has grown and the burden, in his opinion is reaching an excessive point for one person. The motion was moved by Kraft and Huisjen, all accepted, no opposition, motion carried. Neil Bolton asked if that means a 10th board member would be added or would a current position be used to create the separation of duties. John Mikkelson believed a new board position could be added.

There being no further business, a motion carried by all to adjourn the meeting at 11:16 a.m.

John Mikkelson, President

Roy Swainson, Treasurer/ Secretary