

MINUTES OF THE
BOARD OF DIRECTORS OF THE
BLUE LAKE PROPERTY OWNERS ASSOCIATION
HELD August 08, 2011

A Special called meeting of the Board of Directors of the Blue Lake Property Owners Association was held August 08, 2011 at the Llano County MUD #1 Office at 9:30 A.M .pursuant to notice to all members.

Members Present: Bob Burkhalter, Roger Havekost, Janet Mayne, Jerry Bennett and Lou Ann Webb

Members Absent: Jim Grassman and Leah Roust

Also present were Red Stewart and Bill Stevens

Meeting was called to order by President Bob Burkhalter at 9:30 A.M.

Motion was made by Lou Ann to approve the minutes as corrected. Motion was seconded by Jerry and approved unanimously.

Bill Stevens on behalf of the LRPC stated that they had given their final recommendations to the Board previously. In response to one of the recommendations Roger has been appointed as the board member to represent the board and follow up on the recommendations. Bill also suggested that the board consider raising funds annually with the POA billing and ballot. He also said it would be prudent for the board to make a statement to donors as to the intention of the money donated.

Red had spoken to the realtor handing the donation of the lots across from MUD to the POA. The realtor stated that he needed one more signature from the owners. Cost of the transfer will be approx. \$1,100 - \$1,200. Bob has paperwork to be signed but, there is a question regarding the IRS form enclosed. Bob will check on the form. Red also gave a report stating that his attorney (Thornton) has requested specifics on the gross negligence charge. Trial date could be as early as October but will be more than likely January or February 2012. Lou Ann stated that she had billings from the POA) attorney (Coward) but that she had no backup of action. The bills will not be paid without confirmation of paper work.

Treasurer's Presentation- Lou Ann Webb

See attached sheets: Depreciation, Asset ID by account, Balance sheet comparison June 2010-June 2011, Five year cash position, Profit and Loss 3 year comparison and Blue Lake Estate POA Projects July 2011 thru June 2012.

She also mentioned that on February 28, 2008 \$14,000 was transferred from the Special Park Fund to the money Market Fund for maintenance of parks. The Special Park Fund was designated for use of the upkeep of storage facilities only.

She has received a billing invoice for work at the fitness trail from Thomas Stewart. She has received the ok to pay this invoice. A budget committee of all board members will meet to discuss a budget for the next year.

Lou Ann made a motion to move \$14,000 out of the Money Market Fund A/C #110450 and replace the funds moved February 28, 2008 back to The Special Park fund A/C#119997 and rename the account Boat & Trailer Storage Facility Fund. Janet seconded the motion, all approved.

Committee Reports:

Architectural – Jim Grassman

No comments

Contracts-Jim Grassman

No comments

Storage Facilities-Roger Havekost

Roger presented a resolution to put enforcement into compliance of rules and regulations. Roger stated that there is a policy for Devil's Hollow but there is not one for Sandy Creek. He stated that we need a handout of responsibility to the lessees. Roger made a motion to adopt the resolution and to bring revised policy and procedure changes to the next meeting. Lou Ann seconded the motion. (Copy of resolution attached)All Approved. Currently the policy is for property owner's property only to be stored in the areas. We need to decide whether other property can be stored and what the policy will be.

Communications-Jerry Bennett

Jerry stated that street address information has been added to the website. Jerry is getting the directory from Paul and will keep it updated. Directory will still be printed annually. A new tab "View from the deck" has been added to the website. This will contain a message from the POA president. The public portion has had realtor listing added. The Blue Lake website will be added to the sign at the entrance. A contact us feature has been added to the public portion of the website. The description of Blue Lake has also been updated. Bill asked that Sharon be trained to update the MUD section of the website.

Old Business:

Re-Establish date of quarterly meetings: The date of the quarterly meetings will be the third Saturday of the month in accordance of the by-laws.

Posting POA meeting on website: Roger made a motion to approve the posting of the monthly minutes on the website for a period of 3 months. The motion was seconded by Lou Ann. The motion passed

Insurance Policies: Lou Ann made a motion to all of the POA's insurance with Watkins Insurance Group in Marble Falls. The motion was seconded by Jerry. A discussion was held. The vote was four "for" and one "no vote". The motion passed.

Bathroom at firehouse: Bill stated that there was a possibility of MUD contributing to the construction. The bathroom would be inside the old firehouse with outside access. We will need the cost of construction before a decision can be made.

New Business:

Bill Stevens stated that a POA board member should attend the MUD meetings for updates of MUD activities. He also stated that the water rates were increased in January and we may have another increase.

Road work on Bluebonnet Road should be completed in less than two weeks, and then work will begin on Blue Lake Drive. Contract is for completion in ninety days on both streets.

Painting POA Buildings: Painting of firehouse, storage barn, pump house and fence: The pump house has been painted recently. We have received a quote from Lakeshore Painting in the amount of \$3,800. Roger suggested we have volunteers do the painting. This project has been put off and with the heat it was suggested that we go ahead with having the project done by Lakeshore. Bob made a motion to have Lakeshore Painting do the painting after receiving an updated quote removing the pump house. Janet seconded the motion. 4 approved the motion and 1 opposed. The motion passed.

Resolutions book: Jerry is going to create a "Resolutions" book.

Update on LCRA: Bob spoke with the LCRA regarding the watering of parks. We would have to pay for an acre ft to water the parks. Bob will complete the form. The cost is a one time application fee of \$100.00 and an annual fee of \$151.00. Roger made a motion to complete the LCRA Raw Water Agreement Application and pay the fees for the water usage. The motion was seconded by Lou Ann and all approved.

Update on fireworks certification: We need to check with the insurance whether we need to have a certified technician. Brian says that we do not need one with the fireworks we purchase. Lou Ann suggested that we get Brian certified and compensate him for his time while obtaining his certification. Bob will pursue this with Brian.

Update on Llano Sheriff Dept.: Bob contacted the sheriff's dept regarding patrolling the area. They stated that a patrolman was here at least once a day. Our surveillance camera did not show any patrolman coming into Blue Lake for the first two weeks of July. This was shared with the Sheriff's Dept and since that time we have seen patrols in the neighborhood on a daily basis. They would like to have a representative at our next quarterly meeting.

Parking spaces at Devil's Hollow Park: Roger made a motion to establish four parking spaces at Devil's Hollow Park Easterly of existing asphalt pad. Jerry seconded the motion and all approved.

Selection of date for 2012 July 4th celebration: July 4, 2012 celebration will be held on the fourth of July with the annual POA meeting held on Saturday June 30, 2012.

Irrigation issue was tabled to next meeting.

Clean up of vacant lots was discussed. We need to speak with the Horseshoe Bay fire department to get parameters on what is meant by clean-up. Use email to residents for voluntary clean up. It was suggested that we do a mail out to owners of vacant lots.

Bob made a motion to adjourn the meeting. Janet seconded the motion.

Meeting as adjourned at 12.10 PM

ATTESTS

Janet Mayne,

APPROVED

Bob Burkhalter, President