

**MINUTES OF THE BOARD OF DIRECTORS OF THE BLUE LAKE  
PROPERTY OWNERS ASSOCIATION HELD  
December 12, 2011**

A Special called meeting of the Board of Directors of the Blue Lake Property Owners Association (POA) was held December 12, 2011 at the MUD/POA Office, pursuant to notice to all members.

Members Present: Bob Burkhalter, Roger Havekost, Jim Grassman, Jerry Bennett, Lou Ann Webb and Leah Roust

Members Absent: Janet Mayne

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

Motion was made by Jim to approve the minutes of 14 November as corrected. Motion was seconded by Lou Ann. Lou Ann pointed out another correction which was made. The motion approved unanimously.

**Treasurer's Report:** Lou Ann presented the treasurer's report.

A few POA assessments still need to be collected. It was recommended we send the notice via certified (registered) mail, deliver to addressee only, return receipt requested to see if that helps the response.

The POA is currently running under budget but we have not spent money for the asphalt at the clubhouse parking area, park maintenance and no money has been used from the beautification fund which will not be spent until spring.

Roger asked how much was allocated for the Basketball Court. The answer was \$1000.00 was budgeted. Approximately \$245.00 is left.

In reference to the lawsuit, Lou Ann could not find a check to Mr. Currie.

In reference to painting of the POA buildings, there is an approximate five year lifespan, but the recent painting may last longer because of better wood preparation:

The golf manager's house was painted in April 2009.

The Club House was painted in November 2006.

The firehouse was painted in November 2006 and now repainted in September 2011.

**Committee Reports:**

**Architectural** – Jim said there are two new houses still under construction and four remodels.

**Contracts** – Jim said there are no contracts pending.

**Covenants – Lou Ann Webb and Roger Havekost:**

There is nothing on covenants.

**Parks – Leah Roust:**

Basketball Court update – Leah talked with Lakeshore painters and was quoted no more than \$700 plus supplies to paint the stripes on the basketball court. Lisa is planning on two days but it may take only one day. The stripes will be painted red since the recommended cement paint doesn't come in black.

Jim moved that we have Lakeshore painters paint the strips on the basketball court. Jerry seconded the motion.

The discussion included that we could have volunteers repaint when needed since it would just be going over existing stripes.

The vote was taken and the motion passed.

Volleyball Court updates – The POA received an unsolicited check for \$600.00 to establish a volleyball court. Leah recommended a grass court using a system that has installed sleeves with caps so the poles can be moved and caps put on for mowing. We can spray lines for the court. She recommended that area adjacent to the basketball court in Devil's Hollow because families are going there and they can stay together. Some improvement is needed by removing some rocks, adding some dirt and augmenting with grass seed. Red is already to go to work on this. It was asked why this was brought up; Leah responded that she received this check and felt that we needed to discuss the volleyball court again. Bob brought up that 2/3 of money comes from weekenders who don't always have representation. There is concern by some that facilities are not being used. Roger is in favor that we develop the basketball court area as a sport area.

Roger moved that we install a semi-permanent volleyball court with variable height net using the donation no more than \$600.00. Leah seconded.

The discussion included asking about the kind of paint used. Roger uses the same grass striping paint that is used on the golf course parking areas to paint lines and uses it in the storage areas. Jerry brought up that if we build a volleyball court that it should be the same quality as the basketball court, the flat fitness trail and refurbished tennis courts. Maybe consider Driftwood Park as a location. Jerry acknowledges that we need to be sensitive to weekenders but we need to be mindful of always doing everything a small percentage of owners want. Roger said the Long Range Planning Committee is considering a policy about special interest groups. There was concern by some about change in the community. Also, there is concern about limited park space, maintenance requirements and needs.

The vote was taken, three in favor and three opposed. Roger requested a call vote so each individual vote is noted for the record. Bob voted yes, Leah voted yes, Roger voted yes. Jerry voted no, Lou Ann voted no and Jim voted no.

Leah didn't get a chance to get a quote on replacement fencing for Devil's Hollow. She would like to use 7 foot deer fencing. It was pointed out that it would be different from the rest of the fence. Jim suggested that we just get the eight new posts and use the existing chain link. It was recommended that we have consistent fencing. Jim knows a fence builder and will quotes on various types of fencing to replace the entire length approximately 385 feet.

Wennmoh's Park - Leah confirmed the quotes for building and repairing the piers. She looked at two piers in Kingsland Marco Goytia built. She also provided two samples of the surface of the "cool deck" he recommended. Additionally, Marco recommends using flat cleats that are screwed in, these are safer when there are children around. The cleats are not included in the quote. Leah called five references and all were very impressed with Marco's work.

Lou Ann made a motion to use Marco Goytia to remodel the west pier with a metal frame and concrete with the "cool deck", re-top the existing east pier with concrete and with the "cool deck" and build a new metal pier on the east side perpendicular and adjacent to the existing pier topped with concrete and "cool deck" at Wennmoh's Park. Jerry seconded the motion.

Roger is concerned about spending \$16,000.00 on Wennmoh's Park that is used only during the summer and not \$600.00 developing the sport court. Many are in favor of the relatively free maintenance and longevity of the "cool deck" and metal piers.

The vote was taken and the motion passed with one abstention.

It was decided to discuss new picnic tables and a new shelter for Wennmoh's later. Leah did some research and found that concrete picnic tables are expensive but will last forever. The shelter should be built to be relatively maintenance free. Jim will do some research on picnic tables.

Park irrigation request for quote – Leah did not have an opportunity to complete this and will have it in January.

**Storage Facilities – Roger Havekost:**

Devil's Hollow now has 50 spaces plus 10 RV spaces. Sandy Creek has 59 spaces. Red has done the work to create these spaces, no one was hired. These will fill up quickly from the waiting list. There are only two delinquent accounts.

**Communications – Jerry:**

Jerry will order two signs, one for a 10:00 am start and one for 4:00 pm start, to announce the POA quarterly meetings in order to encourage attendance.

**Long Range Planning Committee (LRPC) – Roger:**

The LRPC is in a holding pattern due to the holidays and Rod Bond moving into his new house. The LRPC's primary project is working on appropriate financing with no commitment for a community center. A local bank proposed a 20 year loan at 5% interest. The USDA Rural Development loans provide a 40 year loan at no more than 4% interest. The application process determines if we are qualified to be considered then a loan application is made. Rod is working on this. If we qualify, the LRCP will re-affirm that the community wants a club house.

The LRPC will put together a Community Committee that will identify and prioritize clubhouse amenities if a clubhouse project is desired, look into policy recommendations and other projects for the community.

**Old Business – Bob:**

Bathroom at the firehouse - Bob will continue to do more work on building a bathroom at the firehouse. Jack Valentine will work with Bruce Lomax to determine the feasibility.

Paving project - Bob met with the MUD Board with respect to the paving project at the club house. The MUD will pay up to \$1,800.00 for the parking area adjacent to the road which is 11 x 105 feet under the condition that the POA does the same quality for the rest of the paving. Red provided the specifications for the area and Lou Ann will get a new quote for the area.

Golf Club relationship - Jim has had some conversation with the Golf Club and its relationship with the POA. The Horseshoe Bay Fire Marshal came over and did a safety inspection including emergency lighting, signage and sprinkler systems. Jim doesn't understand the sprinkler system concern because neither Horseshoe Bay nor Blue Lake adopted the building code that requires sprinkler systems in private homes. There may be a different standard for commercial buildings. Jim stated we may need changes with the contract and be more specific over the responsibility of each entity. The Golf Club income has gone down with replacement of major equipment at risk. Jim is not in favor for the POA to take over the water pump, it is part of the irrigation system that is part of the Golf Club. The POA owns all buildings but there is confusion over maintenance of some buildings. Roger suggested that we explore the POA and Golf Club share equipment and personnel for maintenance.

Tree policy – Leah provided a proposed handout to be put on the website communicating the recommended vacant lot maintenance due to the drought. It included how to identify dead trees and what type of foliage that should be retained to maintain the natural look of our neighborhood.

Leah recommended that we contact the owner of a piece of property that has probably dead pine trees in the fall zone of the electrical wires. The owner should contact PEC to get their recommendation.

Minute process – Leah will summarize the minutes and keep them at 4-6 pages. She will email them to all POA Board members for review and approval. The minutes will not be posted on the website until they are formally approved. The minutes can be formally

approved via email if all board members agree that this acceptable. Once approval is made, the minutes will be posted.

**New Business:**

Club House screens – It was brought up that \$44.00 worth of new screens are needed at \$11.00 each. Lou Ann, who knows the details of the requirement, had already left. The issue will be addressed in January.

Quarterly meeting time – The January quarterly meeting will be at 4:00 pm on Saturday 21 January. The afternoon time is because the Golf Board Annual Meeting is on the same day at 10:00 am. Leah will host a wine and cheese social.

Volleyball - Roger requested we re-visit the volleyball court issue. Roger moved that we place building the volleyball court on the agenda for the next meeting. Jim seconded the motion. The motion passed.

Fireworks - Bob talked with the firework supplier where Brian currently purchases the Class C fireworks and found out that Class C fireworks do not require a license. There is no requirement for higher class fireworks therefore Brian would not have to obtain a license to purchase what we have enjoyed. Jim states the insurance does not have a problem that Brian doesn't have a license. Jim will follow up with Horseshoe Bay Fire Department on this issue.

Jim will find out the requirement for sprinklers in commercial buildings. Horseshoe Bay and Blue Lake Estates uses an older building code that does not require sprinklers for private residences. Blue Lake Estates must meet the Horseshoe Bay Fire Department requirement. The contract though is between the MUD and Horseshoe Bay Fire Department.

Jim moved to adjourn the meeting. Roger seconded. The meeting was adjourned at approximately 11:35 am.

APPROVED:

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Bob Burkhalter, President

ATTEST:

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Leah Roust, Secretary