

**MINUTES OF THE BOARD OF DIRECTORS OF THE BLUE LAKE
PROPERTY OWNERS ASSOCIATION HELD
January 21, 2012**

The quarterly meeting of the Board of Directors of the Blue Lake Property Owners Association (POA) was held January 21, 2012 at the Blue Lake Golf Club, pursuant to notice to all members.

The meeting was called to order at 4:05 pm by Bob Burkhalter.

Present: Roger Havekost, Jim Grassman, Lou Ann Webb, Bob Burkhalter, Jerry Bennett, and Leah Roust as elected members of the POA Board.

Absent: Janet Mayne

Minutes: Jim Grassman moved to approve the minutes of the December 12, 2011 as submitted via email. Jerry Bennett seconded the motion. The motion unanimously carried.

Treasurer's Report: Lou Ann presented the treasurer's report as of 30 November, 2011.

The balance in the Operating Account is \$1,325.00.

The Building Fund balance is \$25,976.00.

The Boat Storage Account balance is \$35,845.00.

The Money Market account includes our revenues. The balance is \$172,356.00. It includes \$10,743.00 for the beautification fund which is kept in a sub-ledger. This is donated funds specifically for beautification.

The Firework account balance is \$8,994.00 available for the 2012 fireworks.

Included in the balance sheet are Building Permits rebates at \$16,625 (all of these funds are rebates).

The Assessment Funds billed out were \$56,326.00. We have collected all but \$1,300.00 for current year and another \$1,412.00 is delinquent from previous years. This is made up of nine owners who have not paid their assessments. Certified letters have been sent to these owners. The balance that has not been collected is \$2,942.00

The POA will receive rent from the golf course and fire house at approximately \$1,500.00/month for the next six months that will be included in our account balance.

Committee Reports:

Architectural – Jim Grassman:

One home has been finished since October. Three homes are finishing up within the next six months. We just provided two permits for new homes. Jim reminded everyone if they are going to do construction please check with the MUD Office and let them know your plans. Most permits are no charge permits or if there is a deposit you will get most of it back.

A question from the floor: Are variances are being filed with Llano County? Jim responded that he is working to complete this.

Contracts – Jim Grassman:

The POA Board is negotiating a new contract with the Golf Club.

Covenants – Lou Ann Webb and Roger Havekost:

No comments.

Parks – Leah Roust:

Leah acknowledged Art Green who built two new benches for the tennis courts. They are built of metal and composite bench material so they should last a long time. All improvements to the tennis courts have come from the annual tennis membership fees. The fence between the basketball court and the boat storage will be replaced with the existing fence for cost effectiveness and potential long range planning. Bushes will be added to hide the fence and boat storage.

As briefed at the 15 October Quarterly meeting, Leah would like to add a volleyball court at Devil's Hollow adjacent to the basketball court. A donation has been provided to make it happen. It will be a low maintenance grass court to start. Leah thanked those who made the donation. A motion was tabled from the December 12, 2011 meeting to build a volleyball court at Devil's Hollow, Jim Grassman seconded it. Discussion from the floor included the potential to build a sand court. Sand courts are more expensive to build and maintain. Leah would like to see if there is a large demand for the court and then re-visit if we want to invest in a sand court. The motion passed unanimously.

It was decided to update Wennmoh's Park this year. Inputs were provided at a meeting in September. LCRA prohibits moving the current docks that define the swim area but we can improve the docks. We are reinforcing the docks with steel piers and frames with concrete to be covered with feet friendly "cool deck" material. A new 40 foot pier is being added on the east side creating 4 new spots for boats to dock. The old shelter was removed and a new cement area added. Leah hopes to put picnic tables in this area. A new low maintenance shelter will be added. New cement walls were added to prevent the grass from encroaching on the beach area. Leah wants to paint the flag pole and retrieve the lanyard so we can fly the American Flag. She is open to ideas on how to do this. She plans to have a work party on Saturday March 3 to get the beach ready for spring break, Easter and the summer. There was discussion from the floor about stickers for boats to

help identify Blue Lake Estates property owners. There are stickers available at the MUD Office that is intended for vehicles. We could resurrect that program for the boats. The Board will take action on this.

Leah has put three trees on hold at Backbone nursery for Wennmoh's Park. Eventually like to add a picnic bench under their shade. Her husband will plant the trees on Saturday January 28 and it is a good project for children who need service hours to help plant. Jerry moved to purchase three trees at the cost of \$250.00 each and plant them January 28. Roger seconded the motion. Discussion included making sure there would room for a play area on the east side. The motion passed unanimously.

Leah would like to conduct a debris pick up from our vacant lots on Saturday January 28. Limbs piled up constitute a fire danger and it is best if we can eliminate these dangers.

Leah is planning a litter pick up on RR 2831 Saturday February 25. Those children who want to do service must provide an adult.

Storage Facilities – Roger Havekost:

As of December the wait list for storage has been accommodated. We have collected for 119 spaces and one renter has not paid. There are a few spaces available at both Devil's Hollow rate \$60/year and Sandy Creek \$45/year. Under the restricted covenants the spaces are restricted to Property Owners but by policy immediate family members can use a space after all Property Owner demands are met. Next are others but we have to be selective because we are not running a commercial enterprise.

The MUD did some tree trimming along the right away. Free mulch is available for Property Owners for personal use first come first serve.

Roger saw some of our neighbors cleaning the streets this morning. A big thank-you goes out to them.

There is concern from the floor about restricting boats in the storage areas. Identifiers are needed for both trailers and boats. A question was raised about allowing guests and if a laminated sticker be available for temporary use.

Roger announced that the same code is on the locks because people don't keep the codes confidential. It was suggested that the codes be changed on a monthly basis. With the internet, it is much easier to provide the new code to the renters. Roger will change the codes and put them on the confidential side of the website. Renters can also call Roger for the code.

Communications – Jerry:

The POA is considering putting up Christmas Decorations at the entrance next year. More research is required to determine if we have electricity available for lights.

President's Report – Bob:

Bob reported that the POA obtained two lots that are located in front of the MUD Office on Blue Lake Dr and E. Blue Bonnet Dr. These lots will be green space. The barriers will stay up until the grass is established. We are looking forward to the 4th of July and we will have the parade.

Questions from the floor:

There was a comment from the floor praising the new streets. It was asked if there is a plan to extend to the rest of the neighborhood. Bill Stevens responded that the street is a MUD responsibility and that the MUD may consider a Bond issue to pay for additional new streets.

Another question dealt with Devil's Hollow pier where the boat ramp is and if the dock and ramp could have tires put on it to protect the boats. The POA Board will consider it.

It was recommended that the POA Board should use the microphone system at the next quarterly meeting. Good suggestion.

It was asked if the POA Board would approach The Trails about their equestrian easement (the land that borders the houses on W. Bluebonnet and RR 2831) because ATVs and trucks use it and potentially cause sparks. The Trails need to better control from a safety and intended use perspective.

Roger asked for input with respect to Long Range Planning. The Long Range Planning Committee will become more rigorous.

It is noted that there were 45 in attendance. The next POA Meeting is Monday February 13, 2012 at the MUD Office.

There being no further business to come before the Board, it was on motion duly made, Lou Ann moved and Jim seconded, the motion unanimously carried, adjourned at approximate 5:15 pm.

APPROVED:

Bob Burkhalter, President

ATTEST:

Leah Roust, Secretary