

**MINUTES OF THE BOARD OF DIRECTORS OF THE BLUE LAKE
PROPERTY OWNERS ASSOCIATION HELD
October 15, 2011**

The quarterly meeting of the Board of Directors of the Blue Lake Property Owners Association (POA) was held October 15, 2011 at the MUD/POA Office, pursuant to notice to all members.

The meeting was called to order at 10:00 am by Bob Burkhalter.

Roger Havekost, Jim Grassman, Lou Ann Webb, Bob Burkhalter, Janet Mayne, Jerry Bennett, and Leah Roust were present as elected members of the POA Board.

Minutes: Lou Ann moved to approve the minutes of the September 12, 2011 as submitted via email. Janet seconded the motion. The motion unanimously carried.

Bob introduced Llano County Sheriff, Sheriff Bill Blackburn. Sheriff Blackburn started his presentation stating that we should feel free to contact the Sheriff's office when we have a need. The non-emergency number is 325-247-5767. Sheriff Blackburn then introduced Brad Evans, Supervisor for Patrols. Sheriff Blackburn thanked everyone for a contribution that allowed him to upgrade radios and headsets. This has helped patrols become more efficient. Mr. Evans talked about the schedules of patrols. They have increased in evening hours. The daytime hours are more problematic because of a shortage of people and budget. Additionally, much of the force needs to work in Kingsland due to the population and the potential for crime. We did ask if could get patrols at varying times when there are lots of contractors around they don't get used to a routine.

Sheriff Blackburn discussed the increase in rabies this summer in the area and there will be an increase in distemper this winter due to the drought. Animal Control will send Bob information on identifying animals that may have rabies or distemper so we can inform our property owners what to look for.

Sheriff Blackburn emphasized that we should be interested in the up-coming elections. We should ask the hard questions of the candidates for Judgeship and District Attorney. He recommended that people in those positions should be able and willing to work with the Sheriff's Department.

Treasurer's Report: Lou Ann presented the treasurer's report. She stated that the POA has four bank accounts with American Bank of Texas.

The Money Market account includes our revenues. The balance is \$186,860. It includes \$10,826 for the beautification fund which is kept in a sub-ledger.

The Operations account is what we work from to pay bills. When funds are needed in this account, interbank transfer's are made from the Money Market Account. The balance in the Operating Account is \$4,787.

The Building Fund includes donations that are specified for the new community building and the POA contributes 10% of it's billed assessments each year. The POA donated \$5,632 for the year 2011-2012. The balance is \$25,820.

The Boat Storage Account includes the annual fees paid for trailer and boat storage. The POA billed out \$6,030.00 for storage in Devils Hollow and Sandy Creek storage. This fund is to be used for trailer and boat storage areas maintenance and improvements The balance is \$35,419.00.

The total of all these accounts as of 10/14/2011 is \$248,099.

The POA billed out \$56, 325 in assessments for the year 2011-2012 and has received payment for 90% of these assessments. Late notices have been sent out.

The POA has approximately \$30,000.00 annually in recurring expenses.

Committee Reports:

Architectural – Jim Grassman:
Nothing new.

Contracts – Jim Grassman:
No new building permits.

Covenants – Lou Ann Webb and Roger Havekost:
No comments.

Parks – Leah Roust:

Tennis courts have some new equipment including new net headbands, center straps and windscreens. Leah would like to have built two new benches. The funds for the new items came from the tennis membership.

The fitness trail has been used even during the hot summer by a few regulars in the morning. Now with the cooler weather others including the fitness class are using the trail. The heavy rain we received last Saturday did cause some erosion but some of it was expected and the builders of the trail wanted to see how it held up before making permanent fixes.

Now that it is cooler, the crazy bocce crowd is emerging from air conditioning.

The “slab” is getting there. Through the amazing generosity of a group of our property owners who are known as the Blue Lake Social Club, we now have 2 regulation size basketball goals. They are awesome. Thank-you! I have the stencil to paint the appropriate lines on the court and I know the correct type of paint to use. You have a proposed strategic plan for the slab and the surrounding area. I think that the area towards Blue Lake Dr. may work well for a volleyball court. I would like to eventually get a shade structure for the quarter section of the court and have 4-square and hopscotch courts painted on. I have received input from several of our neighbors to look into the possibility of an outdoor racquetball court that could go on the quarter near the boat dock. Nothing is set in stone I plan to pursue doing research on that idea. We plan to put up an 8 foot fence and some bushes dividing the storage area and the slab recreation area. Additionally, Red Stewart is starting to move left over gravel and dirt to the slab to slope the area better and to eliminate the drop off.

Additionally, the suggestion has been made to change one of the tennis courts to a pickle ball court. All that would be required is some new lines as the pickle ball court is smaller and the purchase of some pickle ball paddles and balls. It is fun game and much easier than tennis for both young and old alike. (net height 36” side and 34” middle)

We had a meeting in September on what is desired for Wennmoh’s park. Some great ideas evolved. I have heard informally that the LCRA would not be lowering the lake that would make it hard to replace riprap but some other of the changes can still be made. I have sent a request to a Mr. James Dunnam at the LCRA to allow us to enlarge the swim area by making the piers longer. I also asked him confirm LCRA’s intention about lowering the lake. Some of the suggestions include enlarging the beach area, taking down the old gazebo and adding another slab to provide additional space for heavy picnic tables. We received some ideas on how to increase the parking area.

Storage Facilities – Roger Havekost:

The disruption due to the street improvement equipment storage can now be addressed. Both storage areas will be cleaned up and made more efficient. The bills for storage have been sent out and approximately 80% of the fees have been received.

Communications – Jerry:

Jerry stated that Bob and Sue have done a great job posting current information on the website. There are new features in the private section of the website including:

1. A Directory listing by street address so you can see who owns that property and then go back and look up in the hardbound directory contact information.
2. Minutes from the POA monthly meetings are posted and available for review.
3. The View from the Deck, an update from the President of the POA of what is going on in the community.

The website sign for the entrance is done and up. Classified advertisements, homes and lots for sale are available on the public side of the website. Additionally, a “Contact Us” is available to ask questions about the neighborhood.

If a resident wants to change an email address or cell phone number they are able to via the personal portfolio portion of the website. It is encouraged that all residents make sure their contact information is up to date.

Questions:

Kenny Mayne asked some questions with regard to the plans for the slab at Devils Hollow.

It was asked if the length of the court was regulation. The answer is no, and that the people who donated the funds for the basketball goals knew this and accepted it.

It was asked how we planned to water any shrubs. The plan is to use drip irrigation from the potable water faucet in the park.

It was asked about what type of paint is planned to be used for the basketball court lines. The current plan is to use concrete paint with silicone to provide friction. He suggested that we use acid edged lines and stain the concrete. Leah will look into how this is done and the cost.

It was asked about any covenants for fencing in the parks. No one was sure what is exactly written but that the covenants refer to private property fences. Lou Ann and Roger will look into this to ensure any fence that is erected is in line with the covenants and appearance of the community.

It was brought up that we should look for an area that could support soccer and / or football. Leah will look to see what we can do.

The next POA Meeting is Monday November 14, 2011 at the Golf Club.

There being no further business to come before the Board, it was on motion duly made, Lou Ann moved and Jerry seconded, the motion unanimously carried, adjourned at approximate 11:00 a.m.

APPROVED:

Bob Burkhalter, President

ATTEST:

Leah Roust, Secretary