

2023 05 13 Amenities Board Meeting

Participants: Brook Glazier, Ted Slivinski, Ross Karcher, Kevin Mcleod, Jeff Fredrick, Nate Cason, Chris Bundy

Absent: Jeff Baird

Opening Comments –

Past meeting minutes approved.

Agenda:

1 Snow Melt / Runoff Issues

- Snow melt / runoff issues. Culverts in HOA dump into irrigation canal, which wasn't intended to receive such inflow. This caused the canal gate to be overrun, and pond below Coopers overflowed, and was then pumped out. The incoming water was redirected down the course fairway(s).
- While the pond was drained repairs were made to the underground drainpipe that had known damage. Also, discovery was made of an active spring in the pond, which is also contributing to fill levels and further drives need to manage runoff to avoid potential overflowing in future years.
- Follow on work needed to dredge out the pond to improve retention capacity. This will require the golf course to be closed for a week, target for Fall 2023.
- Request to HOA to coordinate with County around how to better handle water so it doesn't over-run canal. Communication with HOA board has begun.

2 Golf Course

- Wed May 17 target first day, soft date, may be delayed.
- Holes 2 and 4 are in soggy shape due to water run off issues, concern of user safety and probable course damage from cart use.
- Vols have done significant damage this year, but efforts to clean up have been largely successful.
- Putting Greens on course survived the Winter in great shape. There was concern of possible mold damage from the long snow coverage.
- Rental equipment from Callaway was mis-shipped, BLW received the wrong equipment. Need to return/replace, activity is underway.
- Mower – Rocky Mountain Turf (RMT) has had our mower for some time, Golf Course has been using a loaner mower that they provided. RMT has indicated they consider the loaner machine to now be BLW Golf Course property. The BLW owned mower that has been at RMT for service is being finally brought back and is an upgraded model.
 - o This is a big win for BLW, though it has taken a few years to get here.
- The pool at Coopers survived Winter without significant issues, standard cleaning Spring opening underway.

3 Coopers / Golf Course Electrical Power – Relocation of Meters

- Rocky Mountain Power (RMP) has recently stated that the scope of electrical work at Coopers is larger than originally quoted – they are noting need to replace the main lines coming into the main transformer to bring them up to current standard (inside conduit / properly insulated).

- A Ground Sleeve exists west of the pro shop and runs to a transformer on west side of driveway pond. Power lines run under the pro shop foundation. Possible work to move transformer, determine best option for connectivity from transformer to meters.
- Meeting with RMP to happen week of May 15.
- Concerns were expressed on the likely cost increase and probable longer duration of outage during repair work.
- Delay on completing the power work may impact connection of power to new AC units in Coopers dining room.

4 Coopers

- Sport Bar Overhaul – appliances are in, working. Some floor tile work remains, and the backsplash area needs attention.
- New menu completed. New glassware, upgrade from plastic.
- Deck staining to occur middle of May.
- Actively looking for staff – bar tenders and servers.

5 Beach - Gate / Committee

- Beach gate contractor plans to start excavation and cement work in late May.

6 Tennis/Pickle Ball Courts

- Meeting on 5/13 to get a bid from contractor that can create a new surface over existing.
- Goal of 4 pickleball courts on one slab, and a combined Tennis / Basketball court on the other.

7 Financial Report

- Review of the status shows no strong concerns.
- Goal to revise documentation around current projects, update to current work in progress and known near term projects.

8 Amenities Fees/Dues, past year funds moved back out of Amenities Budget.

- Need to coordinate a plan with POA/HOA boards, primarily POA, to resolve past year refund of dues.
- POA board is working with accounting firm and past treasurer to facilitate.

9 Other Items Raised

- Concerns around errant golf balls striking private property.
 - o A homeowner on number 1 fairway wants a net installed to protect their property from errant golf balls.
 - o A question was raised as to whether the golfer, homeowner or BLW course is responsible for related damages.
 - o The common rule about errantly shot golf balls is that players are responsible for damage done by their errant golf ball; the course is not responsible. Signage exists in the Pro Shop indicating as much.
 - o Homeowners should work with the HOA to determine their ability to move forward with such projects, but they are responsible for costs and implementation of any solution, and any solutions need to be built on the home property, not the golf course.
- Beach Parking Lot, behind Bluebird Inn.

- BLW has an easement to permit access from highway to land behind the Bluebird. Legally BLW has the right to access it.
- Cost and work to improve the land and support access to potentially be covered by Verizon so they can access space to build a tower.
- HOA owns land where goal for easement would exist, but with this being creation of an amenity, this the project/work should likely be a combined HOA/POA shared cost.
- Desire to collaborate with private property (non BLW) homeowners that possess adjacent property.