

BCN Meeting Minutes 2.28.2024

Directors Present

Arthur Kipke – Treasurer
Dale Misczynski - VP
Shelley Friend- Director
Bob Clyne – Director
Rick Redfern - Director
Abbee Carter- Director

Directors Absent

Rebecca McDonald - President
Julie Moore – Director
BCCC- Director

Additional Attendees

Also in attendance: from the MACC, Patti Ohlendorf and Nancy Utkov. .
Representing FirstService Residential, Community Manager, Deirdre Ligarde.

Certification of Quorum

Quorum Established: Yes

Call to Order:

Motion to Call Meeting to Order: 3:02 pm

Approval of Prior Meeting Minutes

Motion: Rick
Second: Bob
Prior Meeting Minutes Approved: Yes

Financial Report

Karl reported that the board that there are still some nomenclature issues, specifically with ASSA (Semi-Annual Assessments) as there are no semi-annual assessments in the POA. After a quick revue of the operating financial, Karl reminded the board that we continue to diligently go after the commercial accounts to collect past due balances. The expectation is to have all commercial assessments collected by the end of March. Also awaiting report from attorney regarding larger past due balances from homeowners. From variance perspective, management fees were not invoiced in January, so expect to see a double charge/payment for February. There was a water issue at the Fairways and we are waiting for clarification. Working on financials reflecting the quarterly assessments to be spread over the 3 months of the quarter.

Management Report

Deirdre reported that she continues to meet with Bob, and now Shelley, every month to drive the property with Aaron from LandCare. Continues to monitor water usage and there have been some leaks detected, causing some confusion since LandCare was instructed to shut off all water in December 2023 for the winter. Would like to request a financial class with FSR GL Accountant to get more comfortable reading the reports.

President's Report

Karl reported in Rebecca's absence: Continuing to work on the issues related to The Fairways water usage and metering.

Reports

1. Landscaping Report – Bob Clyne

Bob reiterated that Deirdre and the landscaping committee continue to meet with LandCare monthly. He informed the board that per NCDC, the average date for the last freeze for 78735 is March 21st. Expecting a busy schedule. LandCare will conduct an irrigation inspection to determine if the sprinkler or water lines require repairs. Once the audit inspection is clear, they will be able to turn the water back on for the season. They will also begin to remove and replace perennials and spring color. At the beginning of April, the cedar mulch should be replaced. July will be the 2nd round of tree pruning with Bartlett. Confirmed that tree trimming budget is \$60K for the year.

2. Committee of Community Presidents

No report

3. Architectural Control Committee –Patti Ohlendorf

Reported 2 resignations from the MACC (Paul Linehan and Martin Rochelle). Nancy Utkov and Greg Mangum continue to review approvals. At this time, there are 3 pending approvals. There is a new home being built on South Rim, another home in Woods 3 that was built a year ago, and the last lot in the area (Governor's Hill, Lot 2) and will be independent of South Rim and treated as an independent property. Will continue to look for committee members for the MACC.

4. Safety and Security Committee- Dale Misczynski

Transient walked into a meeting at St. Michaels, canine unit was able to locate the transient and an arrest was made. There was also a transient in Woods 2 resulting in a helicopter search. Apprehended.

5. Governance Committee- Patti Ohlendorf

No report.

6. Communications -Shelley Friend

Website is up to date. Please email Shelley if anyone sees any needed changes. Informational flyers will be sent to residents periodically.

7. External Affairs Committee- Julie Moore

No report, not present.

8. Development Update- Abbe Carter

Nothing to report on development at this time.

9. BCCC- No report.

Adjournment

Meeting adjourned at 3:55 PM

Executive Session

The board adjourned to Executive Session at 3:55 PM.

Executive Session adjourned at 4:32 PM.

No action taken.