

## **Barton Creek North Property Owners Association**

Regular Board of Directors Meeting

Meeting Minutes

Meeting was held in person and via Teams On-Line

October 23, 2024

### **Directors Present**

Rebecca McDonald- President  
Karl Kipke – Treasurer  
Dale Mischynski - VP  
Bob Clyne – Director  
Shelley Friend- Director  
Rick Redfern – Director – called into the meeting.

### **Directors Absent**

Abbe Carter – Director  
Julie Moore – Director  
There was no representation from Barton Creek Country Club/Omni Resort

### **Additional Attendees**

Representing FirstService Residential, Senior Community Manager, Lisa Dory  
Regional Director, Demi Holladay, was called to join Executive Session  
Patti Ohlendorf, MACC\_Chair  
Homeowners in Attendance – Vicky Favrot and Patti Kocher

### **Certification of Quorum**

Quorum Established: Yes

### **Call to Order:**

Motion to Call Meeting to Order: 3:01 PM

### **Approval of Prior Meeting Minutes**

A motion was made, seconded, and unanimously passed to approve the minutes from the September 25, 2024, Board Meeting.

### **Financial Report**

Karl Kipke reported on his recent meeting with Demi Holladay and Amanda Hughes, the Accounting Director from FirstService Residential, during which they reviewed the September financials. He noted that the payments for the Commercial Accounts are paid on an annual basis at the beginning of each year.. Karl explained that the \$50,000 variance in the Commercial Accounts was due to incorrect payment reflections. He also informed the Board that he and Rebecca will review the Draft Budget, with the intention of having it ready for approval at the Board meeting on November 20th. In response to the Board's concerns regarding the timing of the budget approval in relation to FirstService Residential's schedule, Lisa Dory confirmed that Demi is aware of the issue and that the necessary information has been communicated to the accounting department.

### **Manager's Report**

Lisa offered to go through the Monthly Management Report but with the time factor the Board declined and will let her know of any questions individually.

### **President's Report**

Rebecca reported that she has been trying to have a President's Meeting with no date being settled so she is going to reach out to them and offer two dates. Rebeccas spoke about personnel changes at Barton Creek Country Club and the Resort. She will have a meeting with the new Club GM and explain the

importance of attending the BCNPOA Board Meetings. The Board discussed the date to have the Annual Meeting and agreed that it is difficult to get people together during the holidays and that spring would be better. Patti volunteered to look at the POA's Bylaws to confirm that the date can be moved to the spring. The Board acknowledged that Julie and Bob's terms will be up so those two vacancies will need to be filled. Shelley will resign before her term has expired since she will be moving out of Barton Creek North. Her remaining term may be filled by Board appointment.

## Reports

### 1. Safety and Security Committee- Dale Mischynski

With the two homeowners present wanting to talk about safety concerns the subject was moved ahead of other committee reports. The two homeowners informed the Board of instances that they are aware of. The question was raised whether the POA could provide more information than was being given. The Board explained that the POA is limited on what is shared because people often do not want their personal information being made public and there is no obligation for the homeowners to report crime to the POA. The homeowners were encouraged to use the Come By service with the Sheriff's Dept when they are out of town. Dale suggested that everyone visit Spot Crime to see crime in the area and to also reach out to the Sheriff's Dept. Dale informed the Board that the Sheriff's Dept. will provide extra patrols to the individual HOA's within the POA. Dale told the Board that he found a new gate camera company called Flock that he would like the Board to hear about, he will set up a meeting.

### 2.MACC Committee- Patti Ohlendorf

Patti Ohlendorf reported that a total of approximately 50 projects are approved and active. She noted that the Committee would like to address two specific issues with the Board: the request for Pickleball facilities in residential yards and the use of artificial grass.

### 3.Communications -Shelley Friend

Shelley reported that the Association's website is up to date and that she will have some information to go onto the website and in the newsletter.

### 4.Landscaping Report – Bob Clyne

Bob went over the Landscape Report that was included in the last Bi-Weekly Update from Lisa.

### 5.Committee of Community Presidents

Rebecca reported on the Committee previously in the Meeting, during her President's Report.

### 6.External Affairs Committee- Julie Moore

Julie was not present, no report.

### 7.Development Update- Abbe Carter

Abbe was not present, no report.

### 8.BCCC

Rebecca reported on this earlier in the Meeting, during her President's Report.

**Recess for Executive – The Board discussed pending contractual issues.** No action was taken during the executive session.

Return to Open Session

### Meeting Adjourned

A motion was made, seconded, and passed to adjourn at 5:05 PM

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