

BCHOA Annual Meeting March 19, 2014

The Meeting was called to order at 6:07 p.m. MST

Brian Wilson established a quorum was present

Introduction of the current Board; President, Chris Ferril; Vice- President, Kurt McMillen; Treasurer, Susie Sundsby; Director, Brian Wilson, and by telephone, Secretary, Tom Morton. Acknowledged Geoff Obral and Bruce Ash from Paul Ash Management.

Approval minutes from last annual meeting received and reviewed by the board. Brian Wilson made a motion to accept them, and the Board members seconded them without correction.

Reports:

**Treasurers Report: (Susie Sundsby)**

- 2013 year end independent review by HBL CPAs and the 2014 budget were presented.
- Copies of the 2014 budget were provided to all homeowners in attendance.
- Retained Paul Ash Management Company for another year.
- Master Assessments have increased in 2014 to \$20.54/mo an increase of \$0.98 a month.
- HOA dues have increased in 2014 from \$141.68 to \$161.48 due to rising operating costs, additional capital projects not included in the HOA's annual reserve study and additional reserve contributions to the HOA reserve account.

**Landscaping Committee Report: (Kurt McMillen)**

- Operating/Capital is 2/1
- 4.7% overrun of budget due to tree removal due to water line infringement
- 70% of budget to Complete Landscaping
- Swale remediation projects at Bldg 7 and Bldg 13 were big expenses for 2013

**Property Management Report: (Geoff Obral)**

- Geoff thanked the Board and the Committees for all their hard work and dedication
- Thanked Tom Martinez for his hard work
- Encouraged residents to contact him with any questions of concerns

**Election of Directors (Brian Wilson Election Committee Chair)**

- Thanked Jan Keepers and Carol LaCroix for their work and dedication to the election process
- Two Board positions are open for a three year term.
- No additional nominations from the floor
- Nominations closed
- Introduction of Candidates: Chris Ferril, Susie Sundsby and Marcy Fralick
- Ballots will be counted and the results announced later in the meeting

**Old Business (Chris Ferril)**

- Thanked all the homeowners who have stepped up and helped the community: Jim Wilde, Carol LaCroix, George Lord, Marcy Fralick, Linda and George Balzer, Ernie and Alice Shull, and Jimmy Ferril.
- Major projects completed in 2013 were:
  - o Pool resurfacing project, Bldg 7 & 13 projects, Clubhouse windows replaced due to moisture between the panes, spa circulation pump replacement, pool deck resealed, new charcoal grills and tables, replaced upright and recumbent bikes in the fitness center, and the cables on the Universal Machine.
  - o D&B power washed the stairways and breezeways.

- o Replaced the wooden bridge between Bldg 8 & 9 with PVC material
- o Better View windows cleaned the Clubhouse windows and offered a deal to home owners
- o Changed letters on entrance sign with new acrylic letters
- o Pool and pool fountain pumps replaced March 2014
- o Six pool lounge chairs were repaired
- o Completed repairing handrails at certain buildings and added a handrail to Bldg #12
- o Multiple carport roofs repaired
- o Refinished the main Clubhouse door
- o Repainted the fitness center hallway
- o Replaced roofing tiles over 24 upstairs units
- Projects on the docket to be completed in 2014: exterior block wall and the pillars by the pool will be painted after stucco is repaired; remove wallpaper and paint bathrooms in Clubhouse; replace Fire Lane signs.
- Saving money by having Tom change out water meter batteries instead of J&R Industries
- Tom also checking holes in the stucco buildings and repairing them
- Encouraged all homeowners to be vigilant and report all violations to the Board
- **Geoff Obral and Board:** Extensive discussion of replacing water meter batteries and water usage

#### **New Business**

- **Election Results (Brian Wilson):** New Board Members: Susie Sundsby and Marcy Fralick

#### **Call to Audience:**

- Several residents requested to speak about the negative tone of violation letters
- Brian Wilson suggested residents contact Paul Ash with questions about violation letters
- A question was asked to keep the pool open until midnight in the summer - the Board will take it under advisement
- A question was asked about lowering the height of the speed bumps, or posting speed limit signs, as cars fly over the speed bumps and create a safety hazard
- A question was asked about the swale in front of Bldg #2 overflowing and threatening first floor units -landscape committee will be evaluating all swales in 2014 with recommendations to the Board
- Landscape Committee focus now is on Bldgs #7, #8 & #9.
- No further questions or comments

**Thank You:** Brian Wilson led a big thank you from the entire Board acknowledging Chris Ferril's hard work and dedication to the HOA over the years of her tenure at Board President.

**Adjournment:** Brian Wilson made a motion to adjourn. It was seconded at 8:02 p.m. MST