

BHOA BOARD MEETING MINUTES

March 25, 2007

The meeting was held at Susan's house.

ORDER OF BUSINESS

Meeting called to Order

6:35 p.m.

Attendance

Present—Dean Holmes, Phil Stack, Mike Roman, Rowell Sargeant, Susan McCann, Terri Schmidt, Chris Wertzberger, and Judy Minton. Alan Pollock was absent.

Approval of Minutes

February 19th Minutes were approved.

Financial Report and Discussion

Chris Wertzberger delivered the financial report which compared our 2007 budget to 2007 actual expenses to-date and reviewed it with the board. There were some adjustments in the expenses as well as how certain items were categorized. Chris said he is still working with NSC to correct these situations.

Dean informed the board that the city building and inspection dept. is now requiring us to replace the water heater at the pool, relocate the bathroom sinks, install disability railings, shorten the width of the divider separating the showers, install new shower heads, as well as a combination wall/swinging door for the disability shower. The contractor, John Easley, has had to make several trips downtown to accommodate the department's ongoing requests. Dean said Easley told him we should have a permit by April 3rd or fourth. The reason for the additional work is so that we meet codes. In all probability it will require an additional \$4,500 in expenses. The locks for the gates to the pool also need to be changed and new keys made (a \$300 to \$350 expense).

The board then discussed the repair work needed for the pool itself, and the bids received from Cardinal and Oasis, two of the premier pool repair companies in the city. Both companies indicated the pool needs to be completely re-plastered, along with the necessary tile and grout work. The steps going into the pool also need new tiles (to comply with the city health dept.). The question now becomes, do the temporary repairs warrant the expense, or can we wait till next season to re-plaster the entire pool since we really don't have the \$9,200 to \$10,000 to do the work right now. The pool companies felt we could wait until after the 2007 season. The board then scheduled a short meeting at the pool to see firsthand what needs to be done, and have Jim answer any questions we might have. A decision would be made at that time on what action we need to take.

Two other projects the board considers a priority are the completion of the decorative lighting (at the east entrance) and the vines on the fence along 150th.

Timetable for Distribution of Annual Meeting Materials

The initial flyer for the annual meeting is scheduled for distribution the first week of April. The Easter Egg Hunt and Maintenance Day (April 14th) flyers will also be distributed at the same time. NSC will mail the voting proxy, a cover letter and a communication regarding the new locks/pool keys on April 21st, 30 days prior to the annual meeting. Homeowners will have the option of mailing their proxy to NSC or dropping it into a box located on the president's porch. To insure we get the required percentage of voting homeowners, the Block captains will go door-to-door the first or second week of May, with proxies in hand, to get the necessary signatures of those who will not be attending the meeting or who have not yet submitted their proxies to-date/

The Annual meeting materials and work day flyer will be distributed the first week of April. The cover letter and proxy will be sent out by NSC April 21st. Block captains will go through their designated areas with proxies the first or second week

Agenda items regarding the 4th of July Format and Soda Machine were delayed until the next meeting.

Meeting and Follow-up with city inspectors on sinkage areas along 150th frontage.

Dean reported that he talked with city inspectors about the continued sinkage along the 150th frontage (a few areas just east and west of the east entrance), and that these areas needed to be filled with additional dirt as soon as possible. The inspectors had the contractor fill the areas three days later. These sinkage areas resulted from the storm where construction was done during the widening of 150th.

No Parking across from Som's Home on Brasswood Blvd.

Dean recommended we have the curb repainted (including the words "No Parking") and add some crossing pattern design on the street about a foot out from the curb using white paint. The board agreed.

Final Comments

Susan McCann asked the board what they wanted to do for the Easter egg hunt festivities that are usually held each year down in the commons area. Susan said she would be unable to be the bunny this year. Dean said he would contact a few people who might be interested in planning the event. If necessary, Dean said he would be the bunny.

Mike Roman mentioned that we should make a list of the projects we want done on Maintenance day, make sure the flyer is completed, and purchase some industrial strength trash bags.

As for the removal of the white paint on curbs at the east entrance, Dean said he has talked to Joe Sutherland (volunteered to remove the paint), who lives here in the neighborhood, and weather permitting, he should be able to do it within the next few days. Dean said that Evergreen (Jacob Vorderland) will loan us a power washer that should be able to remove the paint, if Sutherland is not successful.

Next meeting

The next meeting is scheduled for Sunday, April 29th, at Dean's house.

Adjournment

Meeting adjourned at 8:15 p.m.